

**PLANNING COMMISSION
STAFF REPORT**

Date: September 6, 2023

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action – Recommendation to City Council): Case No. LDC23-00021 (Valley View Estates) - A request has been made for: 1) a Master Plan amendment from ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80 acres of Planned Unit Development (PUD) Valley View Estates. The ±80 acre project site is located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank.

From: Brook Oswald, Associate Planner

Ward #: 2

Case No.: LDC23-00021 (Valley View Estates MPA - ZMA)

Applicant: McCauley Living Trust / Christopher J Tormey

APN: 145-010-04 & 145-010-05

Request: A request has been made for:

- **Master Plan Amendment:** From ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS).
- **Zoning Map Amendment:** From ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80 acres of Planned Unit Development (PUD) Valley View Estates.

Location: Refer to Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to adopt the amendment to the Master Plan by resolution and recommend that City Council adopt the Master Plan and zoning map amendments, subject to

conformance review by the Truckee Meadows Regional Planning Commission.

Summary: The request is to amend the Master Plan land use designation and the zoning district on 80 acres, approximately 350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, from a Master Plan land use designation of 80 acres of Unincorporated Transition (UT) to 17 acres of Single-Family Neighborhood (SF) and 63 acres of Parks, Greenways, and Open Space (PGOS) and amend the zoning from ± 69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ± 10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ± 80 acres of Planned Unit Development (PUD) Valley View Estates. The requested amendments are comparable and compatible with the surrounding area development and provide a transition between existing and future uses and designated open space areas. Public infrastructure and services are available in the area. The request is associated with annexation request (ANX23-00002). Staff could make all applicable findings and recommends approval subject to a Regional Plan conformance review by the Truckee Meadows Regional Planning Commission for the Master Plan amendment.

Background: The subject parcels are not currently part of the City of Reno, have Washoe County zoning, but are in the Reno sphere of influence and under the City's land use authority. The 80 acres have a County zoning of approximately 13 percent High Density Rural (HDR) and 87 percent General Rural (GR). The translation of the County zonings per RMC 18.02.105 (Classification of Annexed Land) results in City of Reno zoning of ± 10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) and ± 69.6 acres of Unincorporated Transition – 40 acres (UT-40) respectively.

The applicant has applied for annexation of the subject parcels to support the amendment requests (ANX23-00002 Valley View Annexation). The subject parcels are contiguous with the City of Reno boundary and located within the City's exerted sphere of influence. Reno Municipal Code (RMC) requires an application for annexation be reviewed by the City Council concurrently with an application for a zoning map amendment and Master Plan amendment. The Planning Commission is not reviewing or making a recommendation to City Council related to the proposed annexation.

The Canyons Planned Unit development (PUD) is directly adjacent to the north of the subject site. The Canyons PUD is approximately 160 acres, allows for 79 residential units and has over 118 acres preserved as open space. The Canyons project has an approved tentative map for 71 residential dwelling units and approvals to facilitate the construction of Truckee Meadows Water Authority (TMWA) water tanks to provide service to future development in the area. Master Plan policies, infrastructure, public services, compatibility, and grading were reviewed through the Canyons PUD approval process and found to be appropriate to support development. The Canyon

PUD Handbook was used as a model for the requested Valley View Estates Handbook (Handbook).

Discussion: A PUD encourages flexibility in the development of land to promote the most appropriate and compatible uses. This includes improved design, character, and quality of development. A PUD should facilitate the adequate and economical provision of streets and utilities; and preserve the natural and scenic features in the community. The summarized purpose of a PUD handbook is:

1. To implement the Reno Master Plan;
2. To encourage flexibility in the development of land;
3. To promote the most appropriate and compatible use;
4. To improve the design, character, and quality of new development;
5. To facilitate the adequate and economical provision of streets and utilities
6. To preserve the natural and scenic features of open areas in the community

Analysis: : The Master Plan is intended to be used by City staff, the Planning Commission, and City Council to inform decisions regarding future development within the City and its sphere of influence ensuring decisions align with the community's vision for future growth. The zoning map amendment (rezoning) review procedure ensures conformance with the Master Plan, considers potential impacts, and establishes standards and requirements for development.

The Valley View Estates Planned Unit Development Handbook (Handbook) provides zoning standards and requirements that are specific and tailored to the project area, topography and constraints (**Exhibit B**), and supports a site specific framework of foothill development in the area including:

- Public infrastructure and services needs
- Open space and trails provision
- Increased landscape and screening standards
- Interface with the Virginia Range and feral horse/ fencing standards
- Clustering of residential units and preservation of open space and natural features
- Enhanced architectural standards
- Other site appropriate development standards and requirements

Land Use and Compatibility: The proposed Valley View Estates Handbook is consistent with the purpose of a PUD and promotes responsible foothill development beyond standard code provisions, including requirements for new trails, recreation opportunities, conservation of steep slopes and geologic features on site, enhanced architectural requirements that are sensitive to the topographical constraints and reflect the natural features on the site. The PUD handbook requires

enhanced feral horse mitigation measures for safety along the Virginia Range and is integrated into an overall fence and public safety plan in the surrounding area.

The existing UT-40 and LL2.5 zoning district set a framework of development comprised of large lots and would allow a maximum of six residential dwelling units on 80 acres of land for a density of approximately one dwelling unit per 16 acres. The Handbook plan identifies 17 acres suitable for development and proposes 39 residential dwelling units for a density of approximately one dwelling unit per two acres. The Handbook allows detached and attached residential product type, and enhanced architectural and design standards. This is comparable to the existing Palisades development to the northwest and the planned townhome DPPII development and the Canyons PUD.

The Handbook outlines the method to determine overall density of the project and a base zoning of Single-Family three residential dwelling units per acre (SF-3) and applies the RMC hillside development standards to determine appropriate density and provision of open space. It is anticipated that the units will be clustered in appropriate development areas to reduce grading and environmental impacts, reduce visual impacts and preserve open space areas. A ten percent modification of density is allowed with administrative approval and would allow up to 42 units. Based on allowed residential product type, site constraints, and infrastructure it is anticipated that the minor density increase would have negligible impacts. Overall density will be analyzed at the tentative map stage. The modified provisions for lot and building standards, land uses, and development standards result in an improvement to the overall design and compatibility of the project. Requirements and standards pertaining to public safety, natural resources, and public infrastructure will not be modified.

The proposed development provides for an appropriate range of site restricted residential and recreational uses in proximity to commercial areas, employment centers, schools, open space and parks. These mix of uses and site amenities promote health and general welfare, provide for a general jobs and housing balance and support active lifestyles among residents of all ages.

The Handbook outlines a commitment to contribute to support affordable housing in Reno. Accessory dwelling units are allowed within the development offering additional housing options. The developer will be conditioned at the tentative map stage to enter into a contribution agreement with the City and the agreement will be finalized prior to approval of a final map.

Public Services: The standards of station distribution, response times, inter-local agreements, private fire protection measures, and concurrency management requirements were reviewed and are adequate to ensure emergency services can be provided to future development facilitated by this request.

The project is located within a Wildland-Urban Interface (WUI) area and future development will follow requirements set forth in the State's adoption of the Wildland-Urban Interface Code under NRS Chapter 477 and NAC Section 477.281. Actual emergency service times and provision will be analyzed through the tentative map process and are anticipated to apply additional mitigation measures to ensure public safety.

Infrastructure: The subject site is vacant and all services necessary to serve future development are planned, in close proximity and/or can be extended to the site. The project is within the Truckee Meadows Water Authority (TMWA) service area and water service is anticipated to be established with the water tanks proposed with the Canyons PUD development.

Grading and Drainage: Areas suitable for development are proposed in the Handbook and avoid or minimally impact steep slopes and the major drainage way located on the northeastern side of the project. The 80 acre site is currently undeveloped and approximately 51 percent of the site has slopes over 30 percent. Approximately 7.3 acres are under 15 percent slopes and approximately 22 percent of the site has slopes between 15-30 percent. The 17 acres of residential development is proposed to occur predominately on the slopes from 0 to 20 percent. Minimized grading in open space areas and on steeper slopes will be required to provide safe and adequate access, minimize environmental damage, facilitate the reduction of importing and exporting soil, limit visual scarring and reduce impacts to water quality. Hillside adaptive architecture is proposed in the handbook to be applied where appropriate to minimize grading impacts. Future subdivision of the land will require tentative map and discretionary review to further analyze impacts, reduce grading, and provide conditions to ensure protection of slopes and natural features.

Traffic, Access and Circulation: Two access points and a loop road are proposed with the development. Conceptual access is proposed from an extension of Tellurium Mine Drive at the lower northwestern portion of the site. The upper northeastern access point is proposed to connect to the planned roadway network of the Canyons PUD. The overall roadway concept will connect the identified development areas and create a looped roadway network providing alternate routes and supporting emergency service to the area. Minimal traffic impacts are anticipated with the development. The development is subject to Regional Traffic Impact Fees that are used for identified traffic improvements in the region.

Common Area and Open Space: The PUD Handbook proposes to preserve and enhance approximately 63 acres of open space and accounts for 78 percent of the total project site. The open space is distributed throughout the site, conserving prominent hillsides and ridges. Trails and amenities are proposed in the open space area providing recreational opportunities for the public. Residential impact fees from each dwelling unit will go to support the development of parks and open space within the City of Reno.

Open space trails and amenities along the foothills will serve the additional population and existing neighborhoods. With development of the project, several trails and sidewalks will be constructed that will extend to surrounding neighborhoods and connect to the existing trail system that will encourage pedestrian and bicycle use. A Home Owners Association or equivalent will be established and be responsible for maintenance of common areas and trail networks. The Handbook outlines the development's conceptual open space and trails will be open and available to the general public.

The area is in close proximity to wildlife habitat and natural resources. The Handbook outlines requirements to work with State agencies to determine potential impacts and apply appropriate mitigation. The project is adjacent to the Virginia Range and associated feral horse population. Fencing will be required to be installed and maintained to reduce the potential for horse interactions and conflicts. This consideration will provide for public safety, benefit the free roaming horse population, and support horse advocacy groups by reducing financial and resource burdens associated with horses in the surrounding suburban neighborhoods.

Conformance with the Master Plan: The Master Plan is a planning document with respect to the City's vision, goals, and policies relative to economics, population, housing, streets, and resource use. With approval of the Master Plan Amendment, the project would have land use designations of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS) and is classified as Foothill Neighborhood per the Structure Plan. The SF designation has been limited to approximately 17 acres of appropriate land for development and the remaining 63 acres will have the PGOS designation in alignment with the PUD land plan. As proposed the land use designations are supportive of the following Reimagine Reno policies:

- Policy 2.1A: Growth Tiers
- City Wide Policy 1.1B Community Development
- City Wide policy 2.1D Annexation
- City Wide Policy 2.1B Concurrency Management System

Approval of Master Plan amendment requests are subject to Regional Plan conformance by the Truckee Meadows Regional Planning Commission. Initial review by the Regional agency did not identify any potential conformance issues.

The current Master Plan land use of Unincorporated Transition contemplates appropriate future development as services and utilities are available. The subject properties are classified by the Truckee Meadows Regional Plan 2019 as Tier II. This tier designation represents the third out of the five highest priority for investment and is identified as consistent with the Master Plan Amendment request with provision of:

- A variety of residential and non-residential uses.
- Public facility and service provision currently in place or planned.
- Potential for land use diversity.
- Proximity and availability of adequate infrastructure and facilities, or feasibility to construct and operate capacity improvements.

Public and Stakeholder Engagement: This project was reviewed by various City divisions and partner agencies and comments were incorporated into the project analysis (**Exhibit C**). The item was presented to the Ward 2 Neighborhood Advisory Board meeting and two neighborhood meetings were conducted by the applicant. Any future comments will be forwarded to the Planning Commission.

Financial Implications: A fiscal impact analysis demonstrates the proposed project would not be a fiscal burden and over 20 years shows a positive fiscal impact to the City.

General Fund Impacts: Over the 20-year analysis period, the project is estimated to generate a revenue surplus for the City of Reno's General Fund in the amount of \$1.1 million. This includes estimated revenue for the City of Reno General Fund of \$1.8 million and expenditures for the General Fund estimated at \$697,000.

Street Fund Impacts: Over the 20-year analysis period, the project is estimated to generate a revenue deficit for the City of Reno's Street Fund in the amount of \$478,000. This includes estimated revenue for the City of Reno Street Fund of \$536,000 and expenditures for the Street Fund estimated at \$1.0 million.

Legal Implications: Legal review completed for compliance with City procedures and Nevada law.

Findings:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

1. Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - Shall weigh competing plan goals, policies, and strategies; and
 - a. May approve and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.
2. Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

3. Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
4. Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
5. Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- a. The amendment is in substantial conformance with Master Plan priorities and policies;
- b. Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- c. Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Rezoning (Zoning Map Amendment): All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

1. The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2); and
2. The amendment is in substantial conformance the Master Plan.

Planned Unit Development: In addition to meeting the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications* and the findings for approval of zoning map amendments in Section 18.08.503(d), *Findings*, the Planning Commission and City Council shall find that the Tentative PUD Plan:

1. Is consistent with the statement of objectives of a PUD.
2. Ensures that any departures from standard zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, are in the public interest.
3. Has a ratio of residential to nonresidential use that is appropriate for the area and compatible with nearby land uses.
4. Provides an appropriate location and amount of the common open space and provides for the maintenance and conservation of the common open space in relation to the proposed density and type of residential development.
5. Includes an adequate provision for public services, adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment
6. Is compatible with the neighborhood in which it is proposed to be established.

7. For PUD Plans that propose phased development over a period of years, sufficient terms and conditions are included to protect the interests of the public, residents, and owners of the PUD in the integrity of the plan. Addresses a unique situation, provides substantial benefit to the City, or incorporates innovative design, layout, or configuration resulting in quality over what would typically be accomplished through strict application of a base zoning district or other standards of this Title;
8. Is compatible with a Master Plan land use category or categories, including Master Plan guidance on the desired density, use, and characteristics of the land use category; and
9. Demonstrates that there is a public benefit gained from approval of the PUD, such as but not limited to the following:
 - a. Additional or better open spaces, or a design or development of open spaces that creates a desirable and useful environment;
 - b. Additional public use facilities, such as but not limited to pedestrian and bicycle trails, parks, open spaces, streets improving local circulation, or public access to a lake or stream;
 - c. Preservation or enhancement of natural and cultural assets, such as historic landmarks, migration routes, wetlands, fish or animal habitats, geographical features, specimen trees, or views;
 - d. Other general public benefit features that contribute to improving the environment and ecology of the vicinity, such as incorporating green infrastructure improvements to enhance stormwater infiltration and/or provision of additional flood protection facilities; and/or
 - e. A significantly higher quality development than following traditional development practices would allow, including more efficient use of land, energy, and resources, a more unified design concept, and a more carefully planned, considered, and livable community.

Attachments:

Planning Commission Resolution

Exhibit A – Case Maps

Exhibit B – Valley View Estates PUD Handbook

Exhibit C – Agency Comments

Resolution No. 03-23

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC23-00021 (VALLEY VIEW ESTATES), FROM ±80 ACRE OF UNINCORPORATED TRANSITION (UT) TO ±17 ACRES OF SINGLE-FAMILY NEIGHBORHOOD AND ±63 ACRES OF PARKS, GREENWAYS, AND OPEN SPACE (PGOS) GENERALLY LOCATED ±350 FEET SOUTHEAST OF THE INTERSECTION OF CLAIM JUMPER WAY AND TELLURIUM MINE DRIVE, AND DIRECTLY EAST OF THE TRUCKEE MEADOWS WATER AUTHORITY (TMWA) RESERVOIR TANK, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00021 (VALLEY VIEW ESTATES), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on September 6, 2023, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

1. That the maps, documents and descriptive material in Planning Case No. LDC23-00021 (Valley View Estates) (hereafter referred to as “the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and
2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
 - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted this 6th day of September, 2023, by the following vote of the Commission:

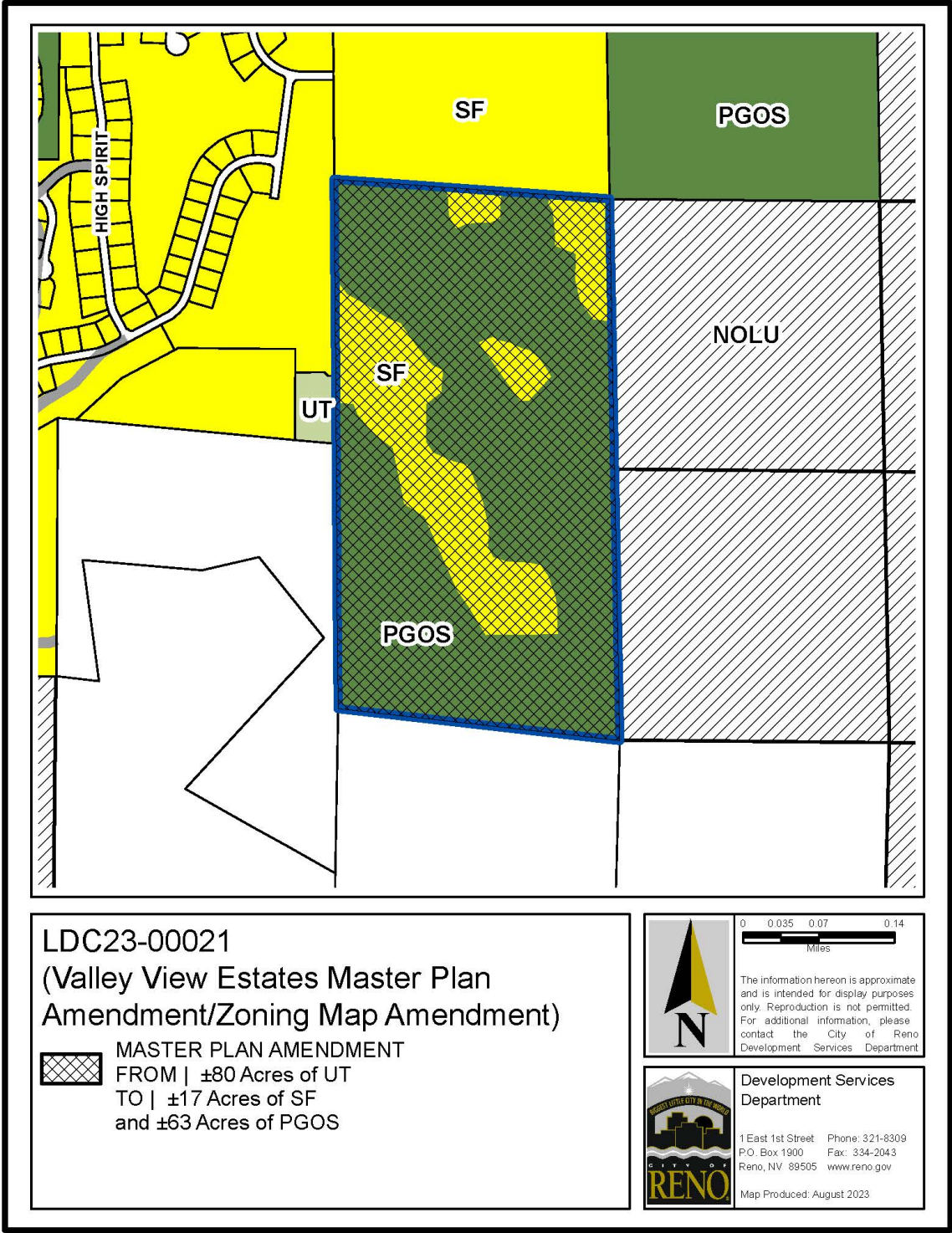
AYES: _____
 NAYS: _____
 ABSTAIN: _____ ABSENT: _____

APPROVED this 6th day of September, 2023.

 CHAIRPERSON

ATTEST:


 PLANNING MANAGER
 RECORDING SECRETARY

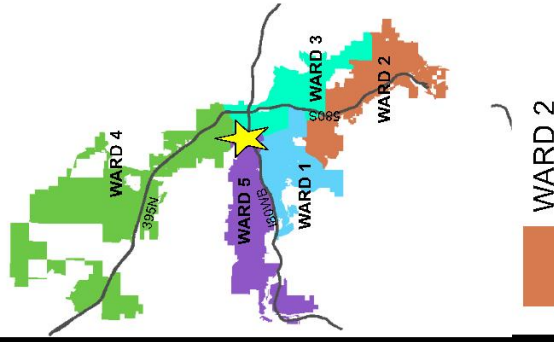


AREA MAP

LDC23-00021

(Valley View Estates Master Plan Amendment/Zoning Map Amendment)

Subject Site ► 



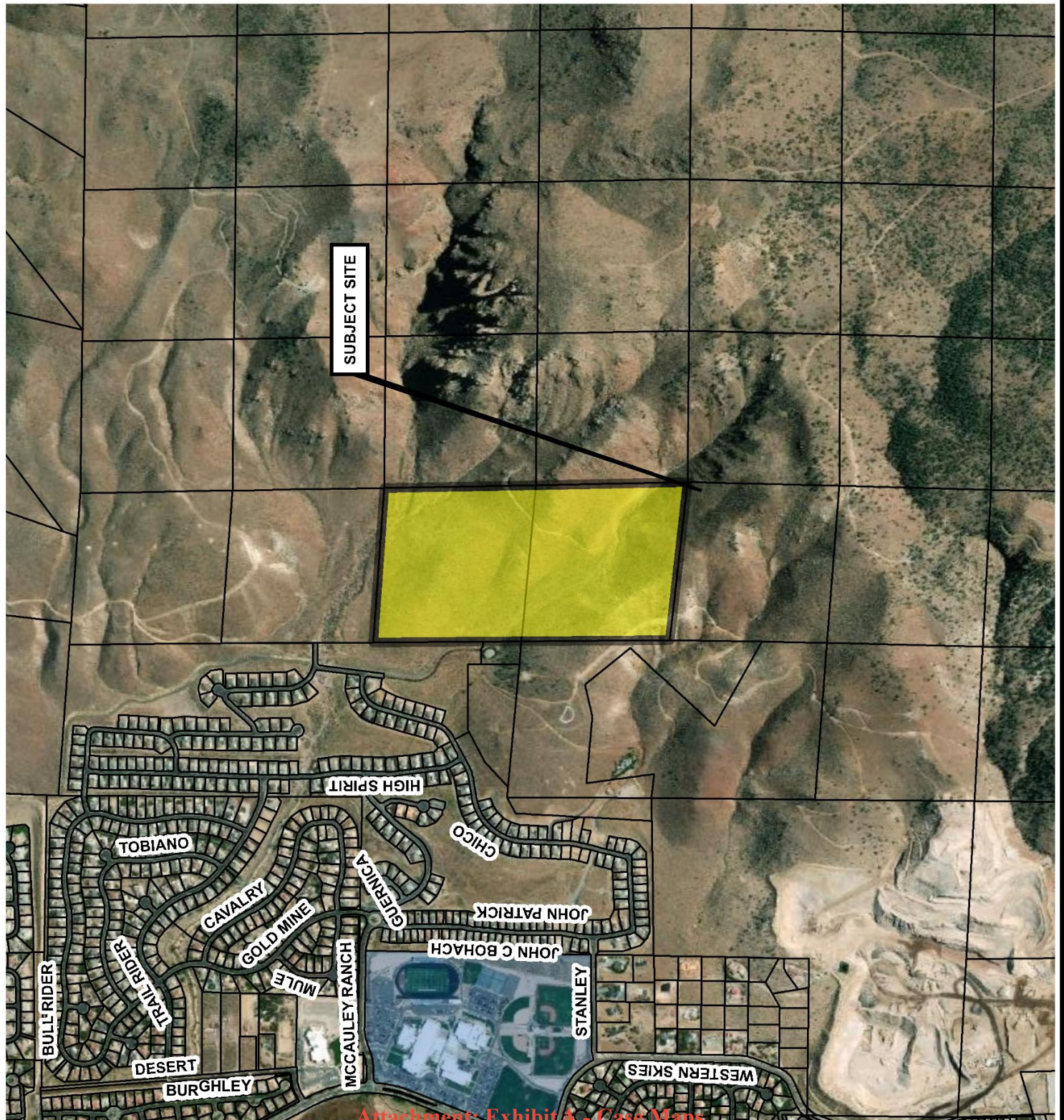
Development
Services
Department

5.3

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Date: August 2023

Scale: 1 inch = 1,200 feet

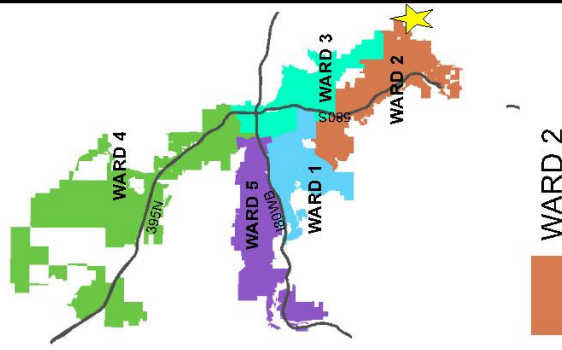


VICINITY MAP

LDC23-00021

(Valley View Estates Master
Plan Amendment/Zoning
Map Amendment)

Subject Site ►



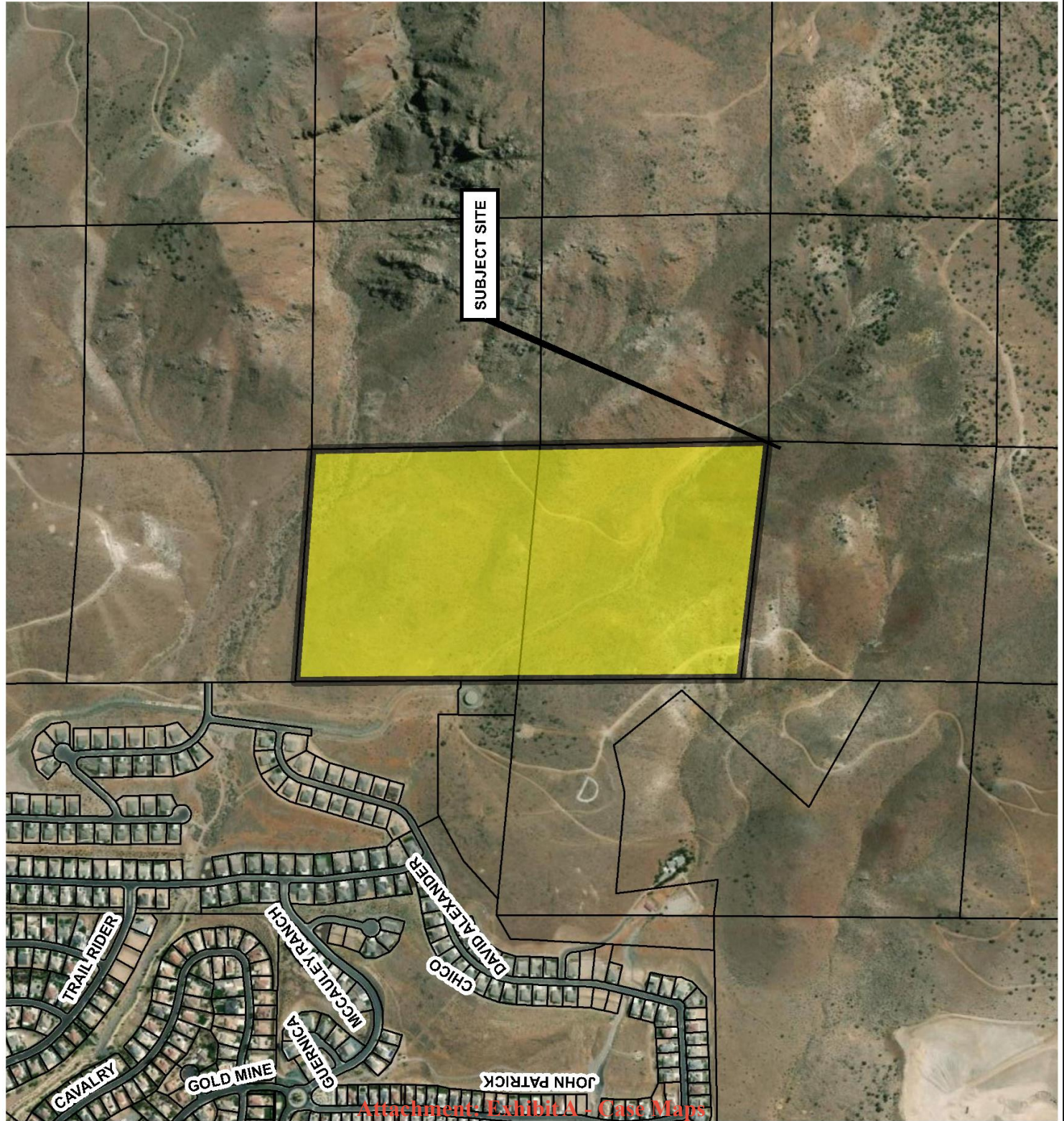
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5.3

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Date: August 2023


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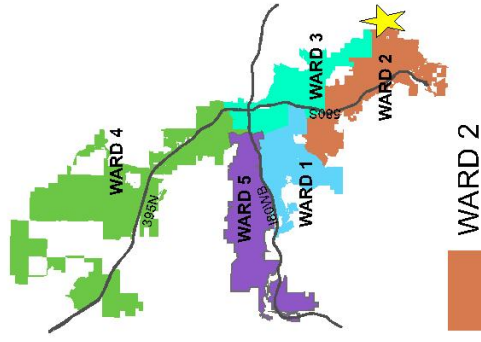


MASTER PLAN MAP

LDC23-00021

(Valley View Estates Master
Plan Amendment/Zoning
Map Amendment)

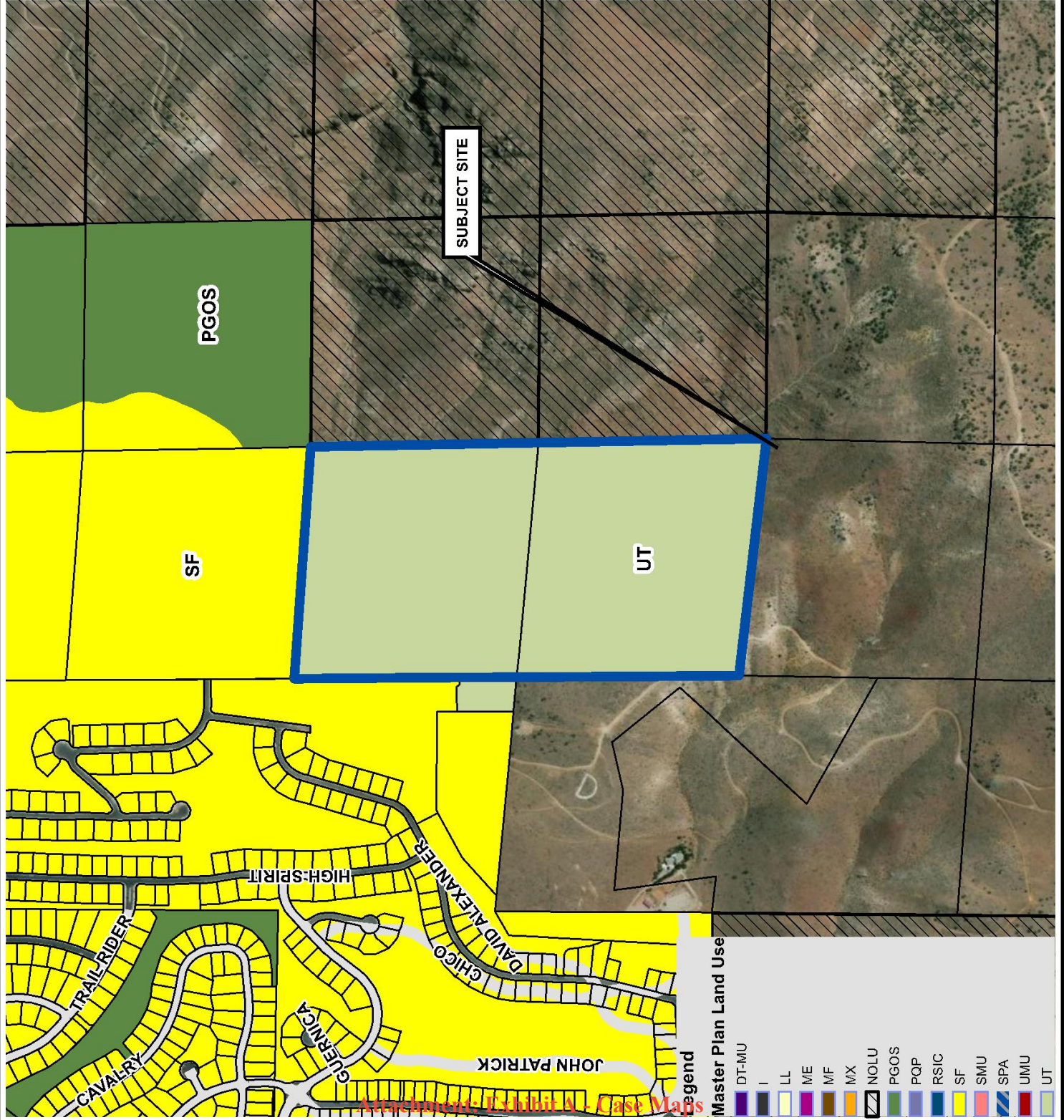
Subject Site ► 



The information hereon
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is intended for display
purposes only.

Date: August 2023
Scale: 1 inch = 800 feet

5.3



Attachment Exhibit A - Case Maps

Master Plan Land Use Legend

DT-MU	I	LL	ME	MF	MX	NOLU	PGOS	PQP	RSIC	SF	SMU	SPA	UMU	UT

ZONING MAP

LDC23-00021

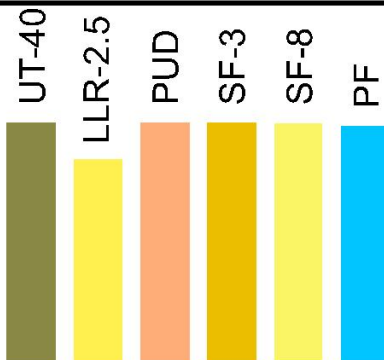
(Valley View Estates Master
Plan Amendment/Zoning
Map Amendment)

ZONING = UT-40
& LLR-2.5

Subject Site ►



Zoning Designations

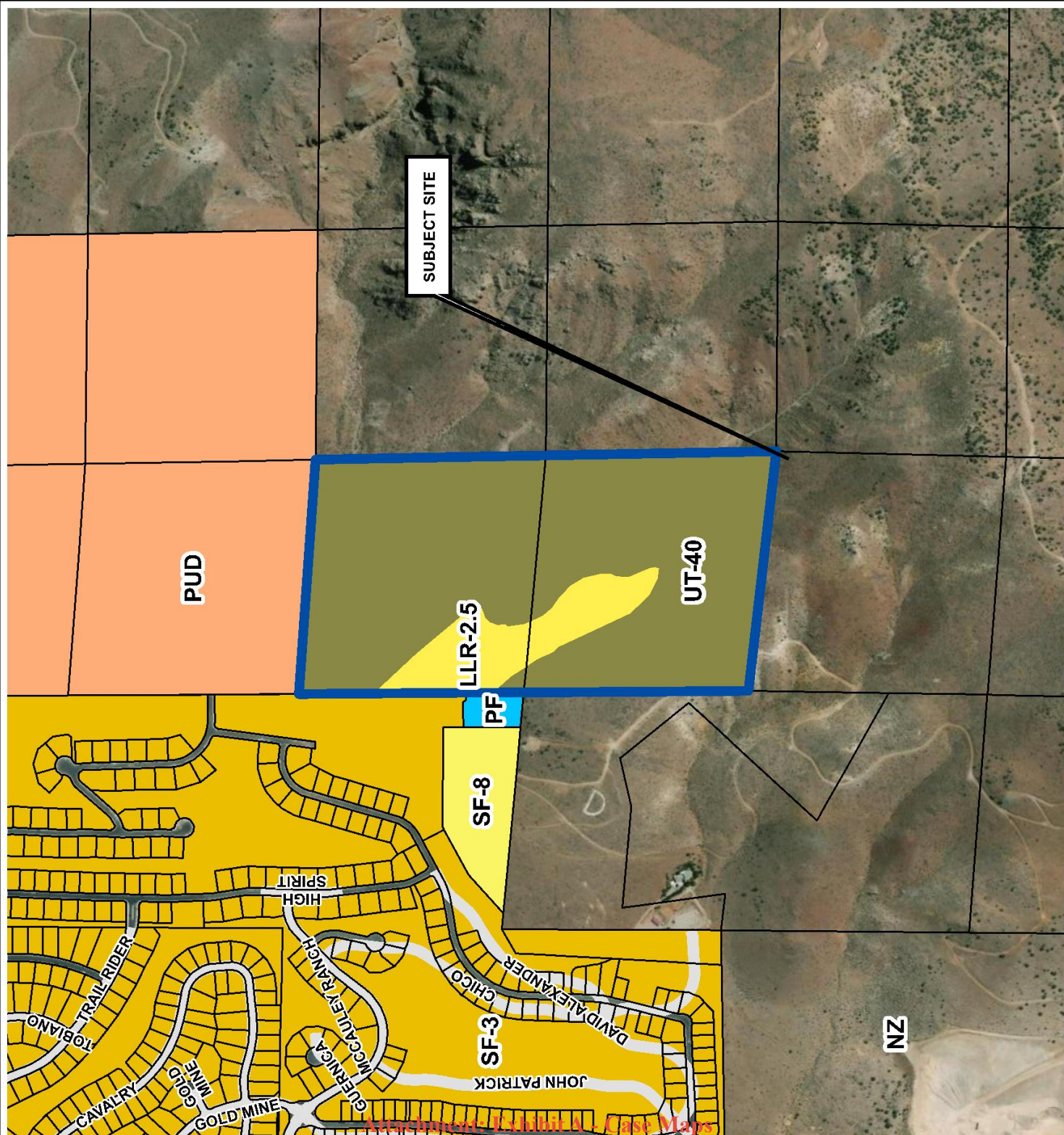



Development
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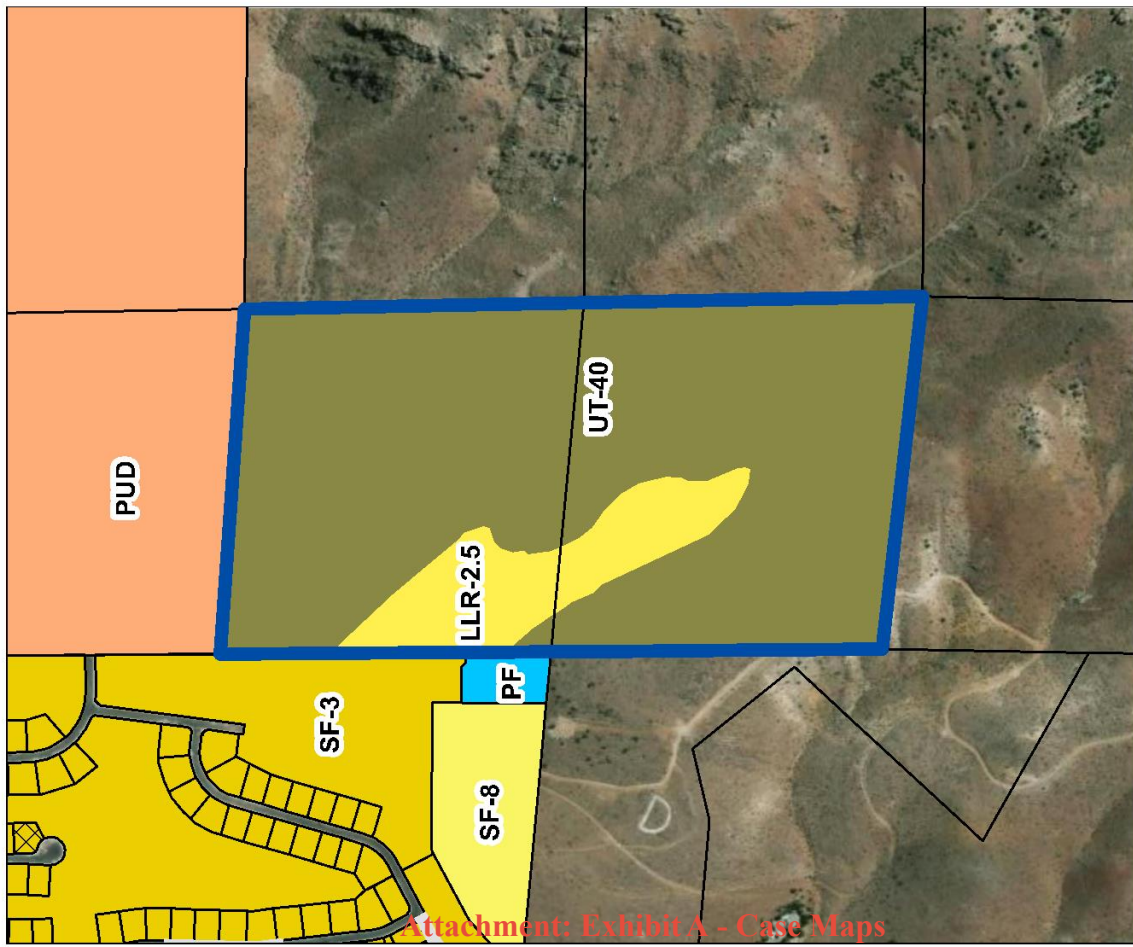
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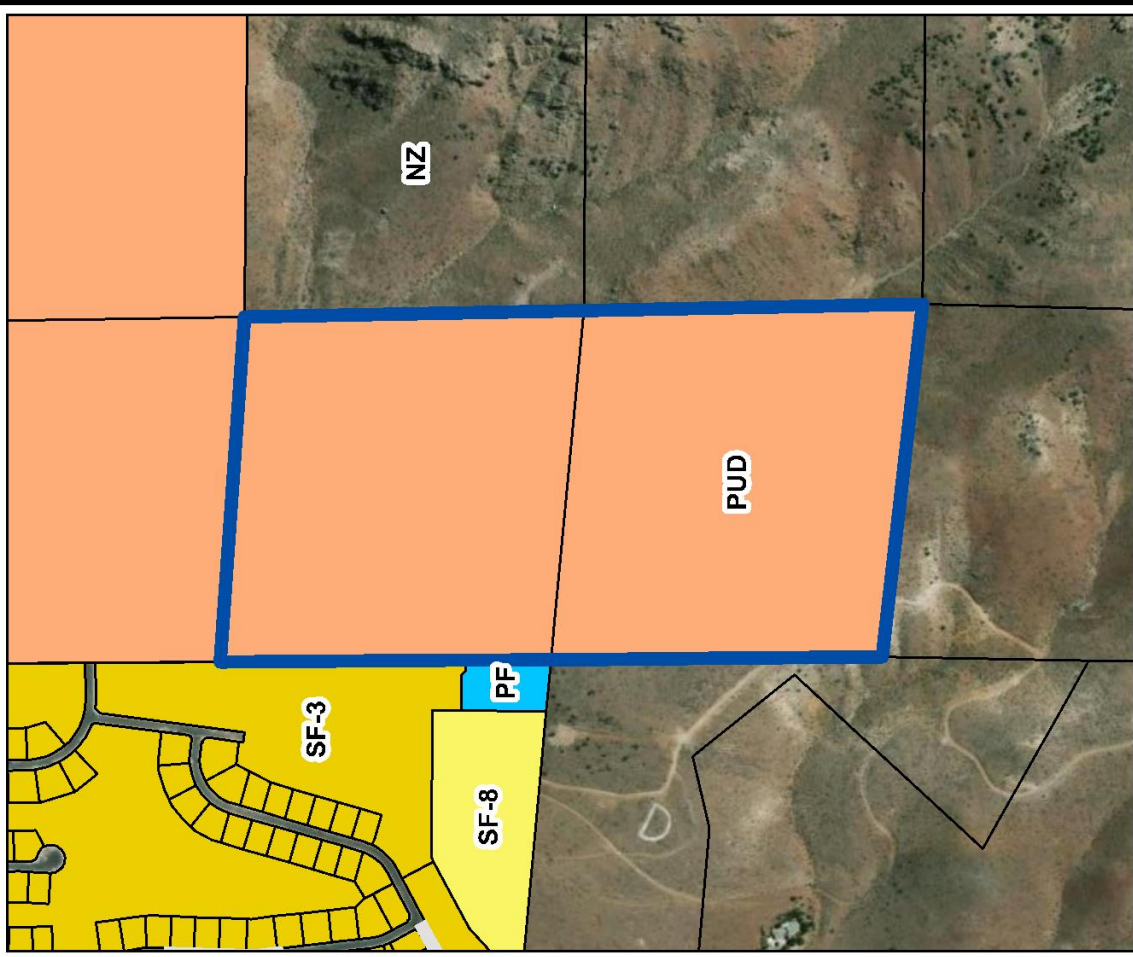
DATE: August 2023
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Existing Zoning: **LLR-2.5 & UT-40** Subject Site 



Proposed Zoning: **PUD** Subject Site 



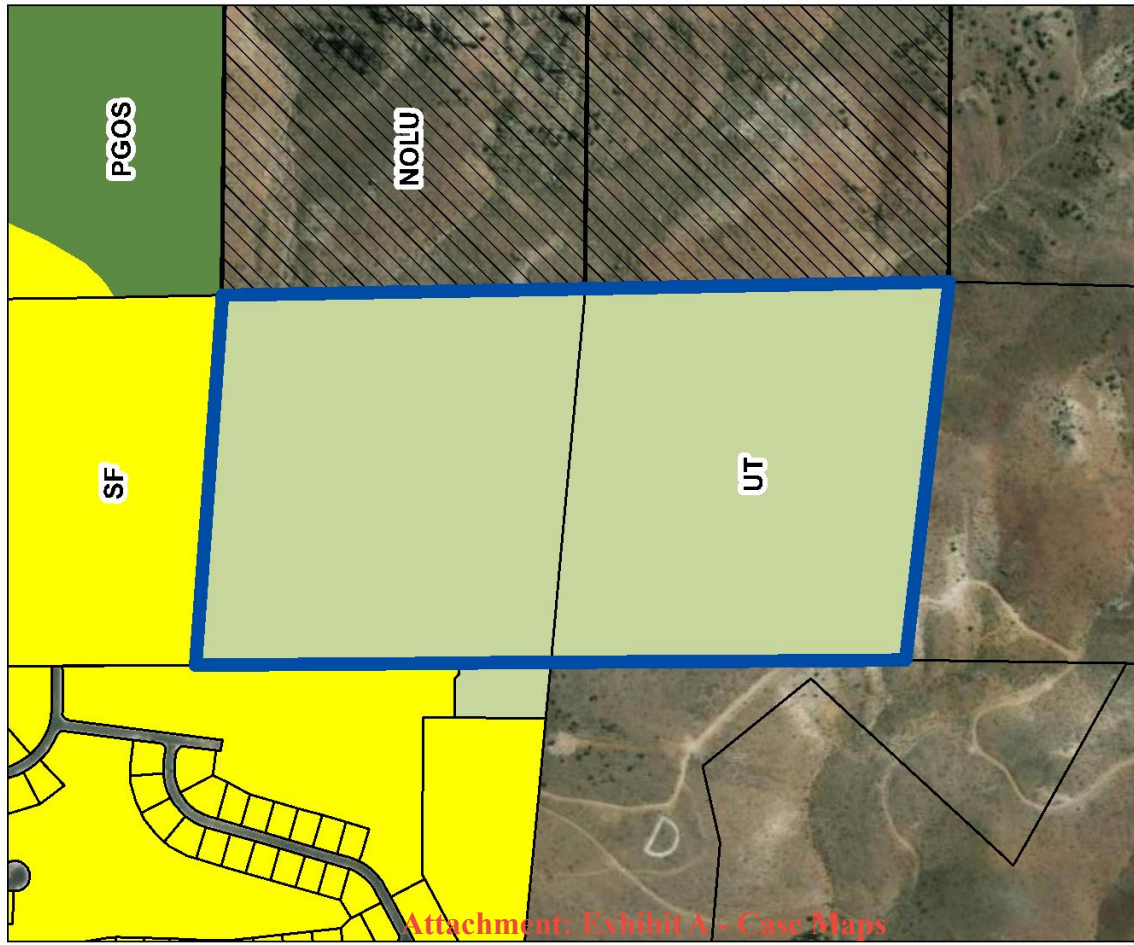
Zoning Designations

-  UT-40
-  PUD
-  SF-3
-  SF-8
-  PF
-  LLR-2.5



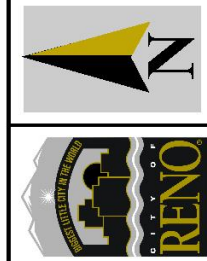
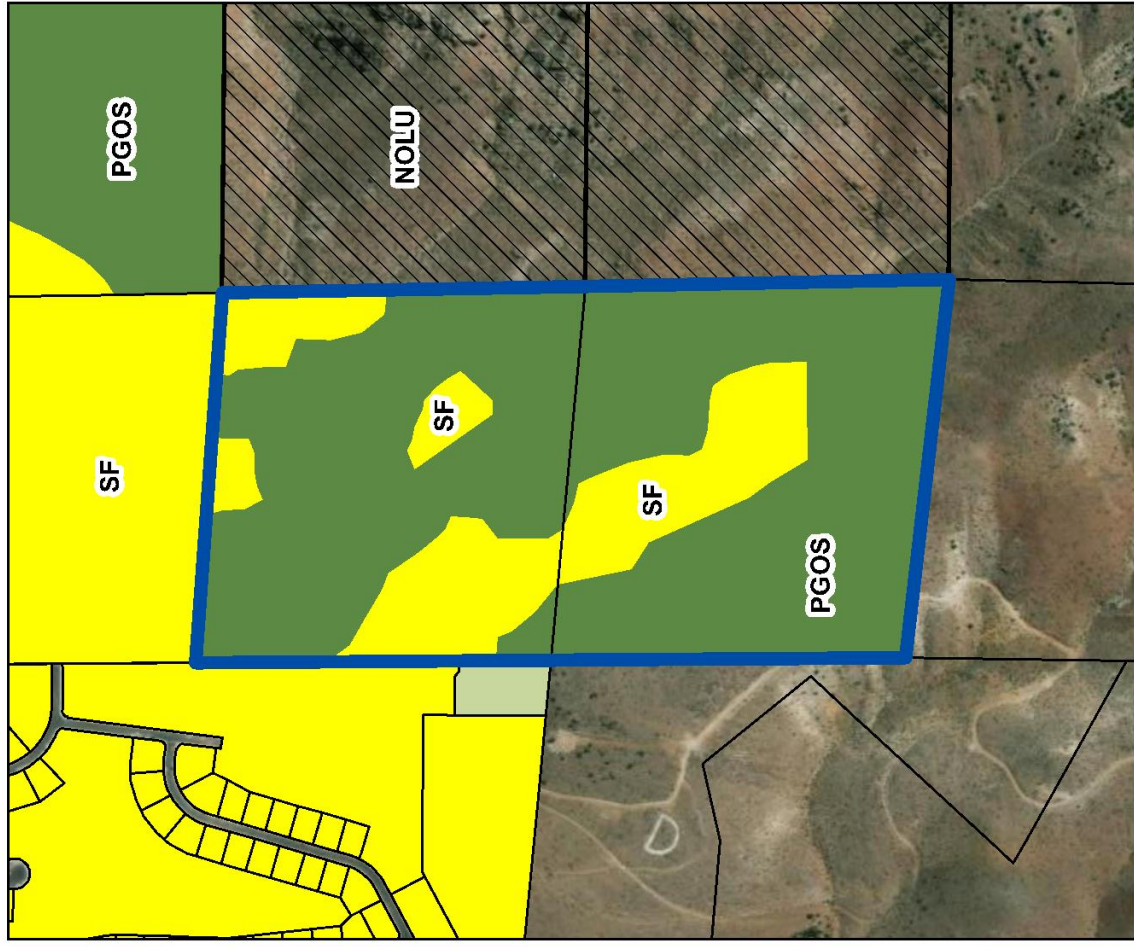
Existing MPLU: UT

Subject Area ▶



Proposed MPLU: SF & PGOS

Subject Area ▶



Master Plan Land Use



VALLEY VIEW ESTATES

PLANNED UNIT DEVELOPMENT



Prepared by:



Adoption Date:

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

1 INTRODUCTION AND IMPLEMENTATION

1.1 PURPOSE

The purpose of this Development Handbook is to provide for the orderly development of the Valley View Estates Planned Unit Development (PUD). Since public and private improvements will occur in multiple phases over several years, the standards and guidelines contained herein establish a common framework to guide individual improvement plans. Additionally, the PUD is intended to ensure that Valley View Estates blends seamlessly with the adjoining Canyons PUD to provide a comprehensively planned community that is complementary in terms of design and quality.

Valley View Estates is controlled and restricted by the development standards contained herein as well as by all applicable City of Reno codes and regulations. The Valley View Estates Design Review Committee (DRC) and the City of Reno shall enforce all provisions and standards of this Development Handbook. This Development Handbook is not intended to limit creativity or prevent variation necessary to respond to unique site conditions, but rather to generate consistency and quality throughout the project and to provide consistency with the adjoining Canyons PUD.

Improvement of public areas within Valley View Estates will be the responsibility of the developer, unless assigned by agreement to other public or private parties. All improvements shall be designed consistent with these standards and guidelines. Maintenance of public areas within Valley View Estates, including trails, community amenities, monuments, open space, decorative light fixtures, and landscape buffers will be the responsibility of the Valley View Estates Homeowners Association (HOA) unless assigned by agreement to other public or private parties. Specific responsibilities for the improvement and maintenance of these areas are further addressed in Chapters 2 and 3 of this Development Handbook.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

1.2 COMMUNITY VISION

Like the adjoining Canyons PUD, Valley View Estates embraces the natural beauty and indigenous characteristics of the site and surrounding area, including the Virginia Range above. The overall vision of the community is based upon a careful and well-planned approach to development that respects the natural site features and constraints. New homes will be located in areas most suited for development, protecting the majority of the site as natural open space. This allows for the promotion of natural onsite features, sweeping valley views, and recreational opportunities for not only Valley View Estates residents, but all residents of the community. New residences will respect the natural environment through reduced grading, protection of natural landforms, and blending with the surrounding environment.

Given the site's location adjacent to the Canyons PUD, Valley View Estates sets out to largely mimic the development standards of the Canyons, providing a comprehensive master plan for this portion of the western slope of the Virginia Range. This will create a sense of community that is largely bound together through common design standards, similar styles, and innovative planning concepts.

Architectural standards included in the PUD are intended to provide a high caliber of design that is complementary to the Desert Contemporary theme of the Canyons while providing for variation in design. This ensures that the foothill community does not adopt a monotonous appearance from a design perspective and will diversify home design offerings. Similar to the Canyons, Valley View Estates will tie the two communities together through common design elements such as trails, the use of natural onsite materials, etc. This will result in a strong sense of community and ensures that the vision of the adjoining Canyons PUD is protected.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

1.2.1 Use of Organic and Natural Materials

Valley View Estates recognizes that the natural beauty, site features, and sweeping views afforded by the site are what truly sets the site apart from other communities in the area. The property includes a dramatic canyon backdrop, majestic rock formations, and plateaus that afford views of Mount Rose, the Sierra Front, and the valley lights below. The PUD envisions incorporating these natural features, not only as preserved areas but within the development itself. This is accomplished by incorporating natural materials found onsite into community features such as trail markers, signage, etc. Amenities planned within the PUD will include the use of native materials and will appear to be entirely natural to the site. This includes benches constructed of onsite rock, trail markers that utilize indigenous materials, walls constructed of natural stone, etc.

1.3 PROJECT DESCRIPTION

Valley View Estates (APN#'s 145-010-04 and 05 consists of 80± acres located east of Tellurium Mine Drive, south of the Canyons Planned Unit Development (PUD) in south Reno. Specifically, the property is located east of Damonte Ranch High School and Rio Wrangler Parkway and is accessed through the Palisades development to the west via connections with McCauley Ranch Boulevard.

Immediately west of the PUD boundary lies the Palisades project currently under development along with the recently approved DPII townhomes. Palisades essentially forms the eastern boundary of Damonte Ranch and the South Meadows. The Canyons PUD lies directly north and is envisioned to include residential development consistent with that proposed in Valley View Estates. Together, Valley View Estates and the Canyons will create the gateway to the eastern foothills and allow for a more innovative and sensitive approach to development.

Figure 1-1 (below) depicts the location of Valley View Estates in context with the Canyons and the entire Truckee Meadows region while Figure 1-2 (page 1-5) depicts the site in context with the immediate areas that adjoin the PUD boundary.



VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

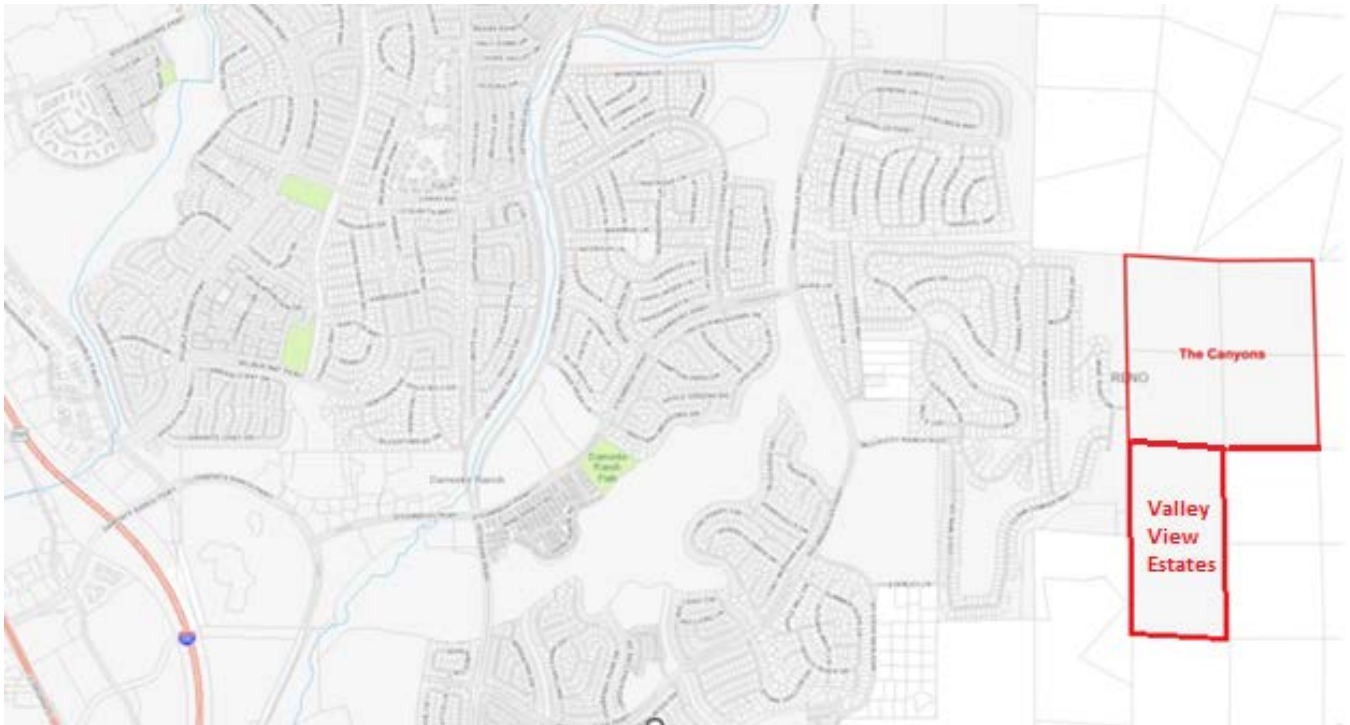


Figure 1-1 – Regional Context Map

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

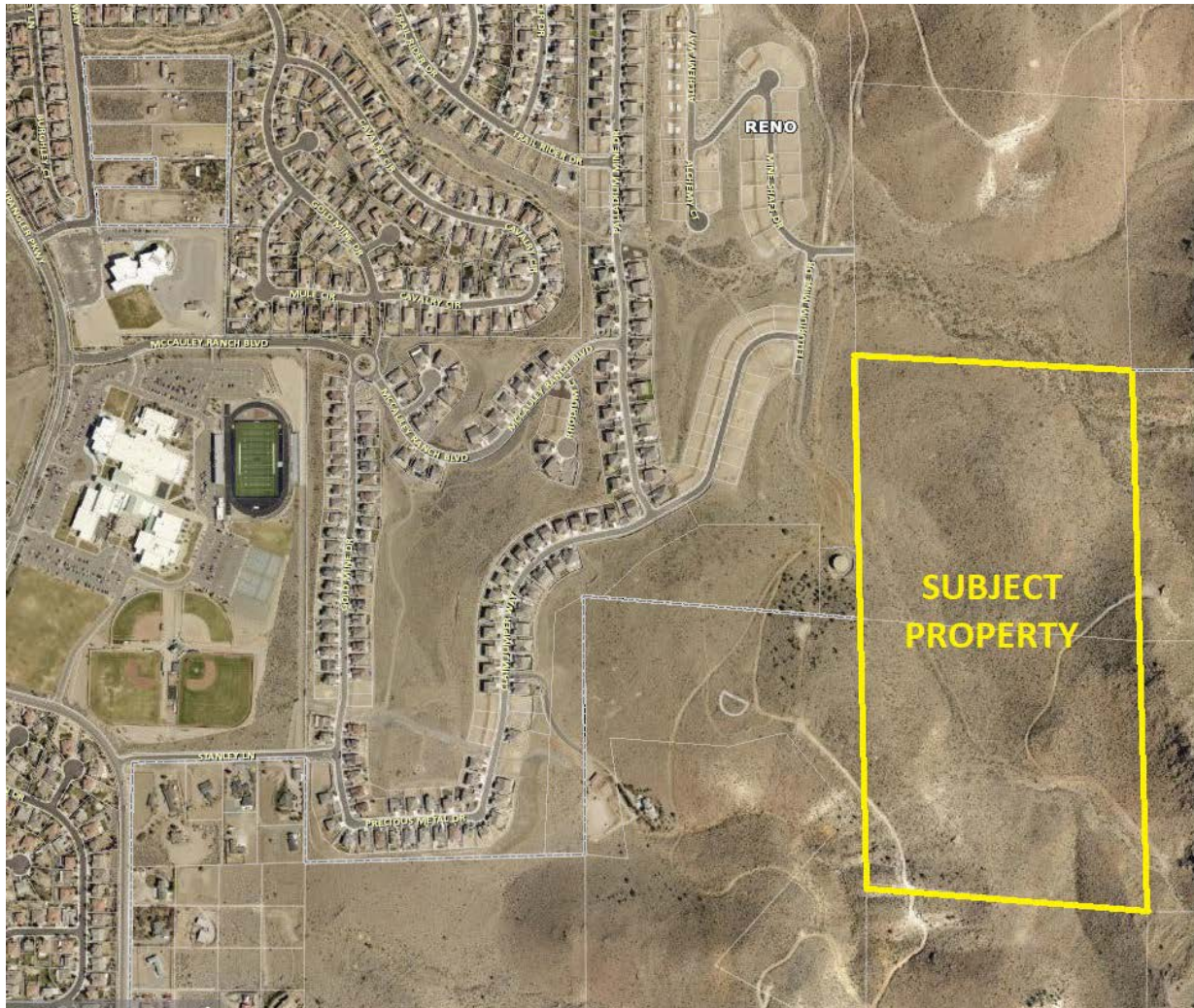


Figure 1-2 – Vicinity Map

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

1.3.1 Site Analysis

The project site is currently vacant and includes two parcels with varied topography. This includes the northerly “McCauley parcel” (APN # 145-010-05, 40± acres) and the “Tormey parcel” (APN # 145-010-04, 40± acres) to the south. Lower portions of the McCauley parcel (southwestern portion) include relatively flat terrain. Slopes increase to the east with a relatively large bench/plateau central to the site and another located at the northeast portion of the property, adjacent to the Canyons PUD.

A drainageway traverses the south-central portion of the McCauley parcel from east to west. The site itself includes rock outcroppings and existing jeep trails that have been formed across the property over time. The upper portions of the site afford sweeping views of the Truckee Meadows, Mt. Rose, and the Sierra Front.

The Tormey Parcel includes flat, developable land at the north-central portion of the site, extending into the McCauley parcel to the north. Additionally, there are areas of flat plateaus that afford tremendous views to the west and north, including a panoramic view of the Sierra Front. Like the McCauley parcel, the Tormey property includes steeper terrain, rock outcroppings, etc. as it extends to the south and east.

Figures 1-3 and 1-4 (following pages) depict the existing onsite conditions.

A major drainageway, as defined by the City of Reno, traverses the northwest corner of the PUD area. The drainageway drains approximately 1,405± acres and is fed by the watershed above The Canyons PUD and Valley View Estates in the Virginia Range. The drainageway contains no identified wetlands or riparian vegetation. In fact, the drainageway rarely has water flowing through it. Any disturbance to this drainageway as part of a future tentative map(s) will require the review and approval of a Major Site Plan Review by the City of Reno, as detailed in the following chapters.

Various small drainages exist onsite. However, these drainages rarely convey flows and simply open up for sheet flow within the site itself. These drainages do not have significant hydrologic value and may be altered with future development, subject to City of Reno standards.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

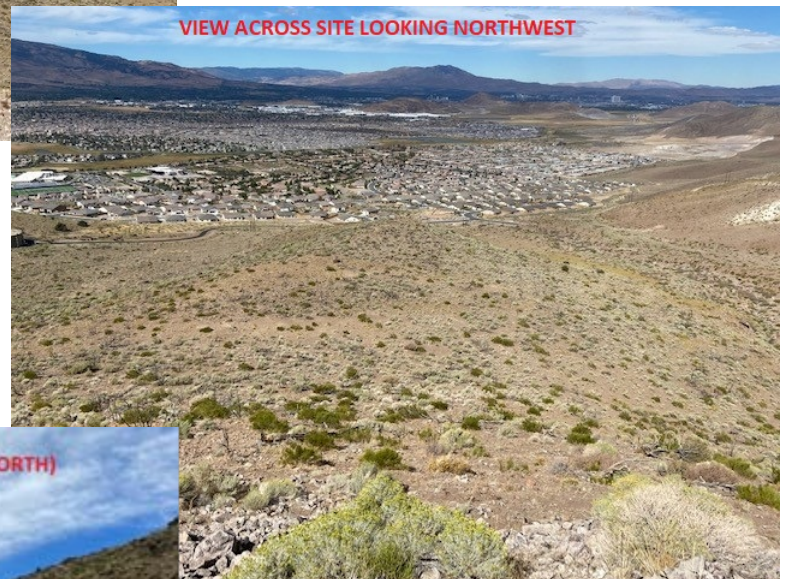


Figure 1-3 – Site Conditions

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT



Figure 1-4 - Site Conditions

Figure 1-5 (below) depicts a comprehensive slope analysis of the Valley View Estates parcels.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

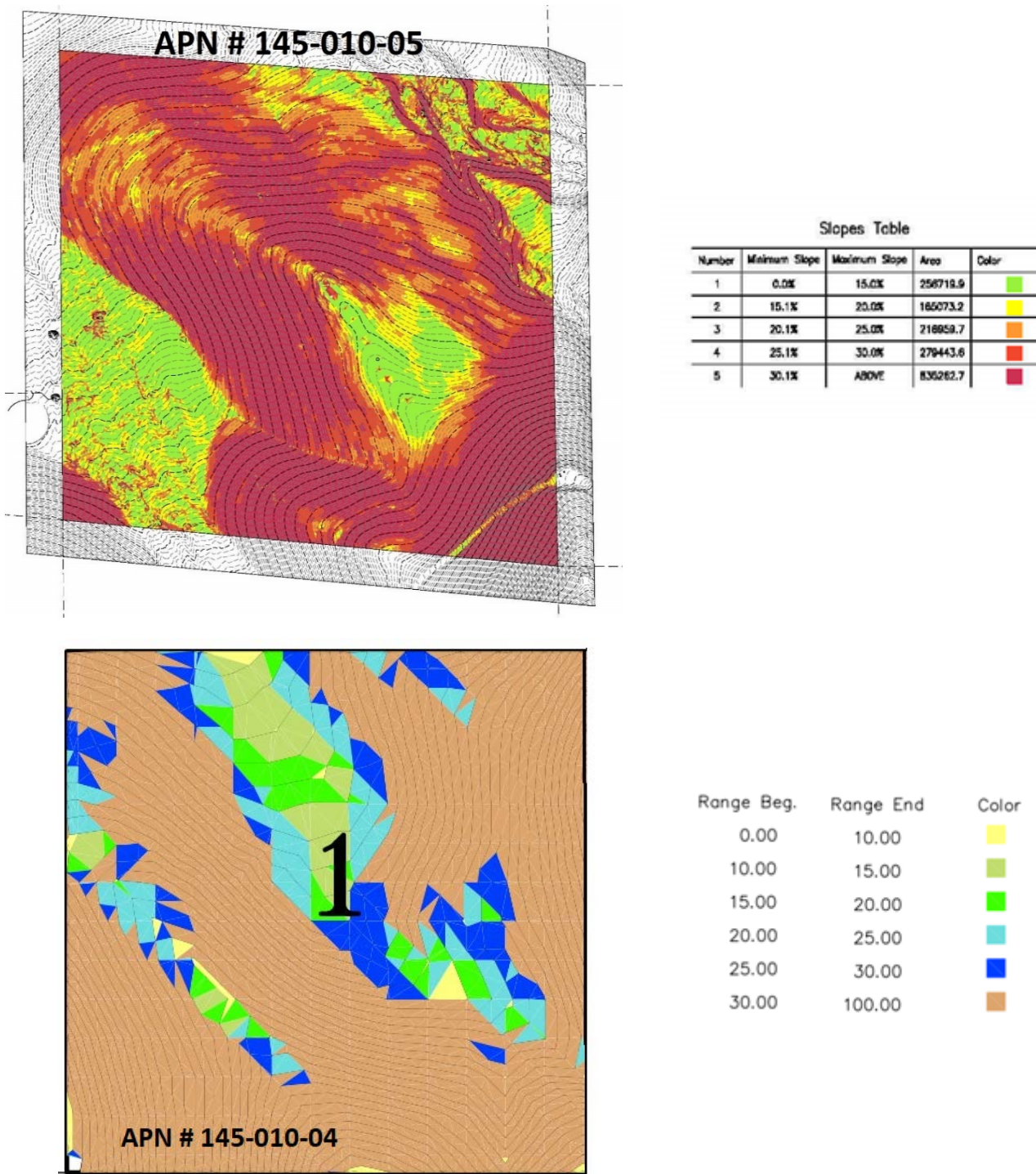


Figure 1-5 – Valley View Estates Slope Analysis

As noted previously, there is a significant amount of indigenous rock onsite. This material dates back

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

thousands of years to when the Virginia Range was originally formed. Although there are no significant identified rock outcroppings, there are several rock formations that not only have scenic value but will serve to become focal points of the community. The standards contained herein provide for the protection of these scenic resources and require that new development incorporate the use of native materials to the extent possible.

The Virginia Range is known for its herds of free roaming horses that graze along the eastern foothills. Standards included in the following chapters will ensure that proper mitigation measures are incorporated into the project design and have been coordinated with City staff, horse advocacy groups, and the State of Nevada.

1.3.2 Permitted Density

The residential density allowed within Valley View Estates is derived from the underlying Single-Family Neighborhood (SF) Master Plan designation assigned to the developable portions of the PUD area and is refined by applying application of RMC hillside development standards. The SF designation allows for densities as high as 7.26 dwelling units per acre. Density of Valley View Estates is based on 3 dwelling units per acre, the equivalent of SF-3 zoning; the same methodology applied to the adjoining Canyons PUD.

Because the PUD area meets the thresholds of a Hillside Development per the standards included in Article 4 of the Reno Municipal Code, density reduction factors included in section 18.04.405 were applied to the SF-3 base density to determine allowed base density for Valley View Estates (Table 1-1)

Table 1-1 – Base PUD Density

Slope Category	Area Within Range	Base Zoning Density	Density Reduction Factor	Unit Yield
0-15%	7.34± acres	3 du/ac	None	22.02
15.1 to 20%	5.96± acres	3 du/ac	0.6	10.73
20.1 to 25%	6.49± acres	3 du/ac	0.2	3.89
25.1 to 30%	9.44± acres	3 du/ac	0.1	2.83
Greater than 30%	50.77± acres	3 du/ac	No Density Allocation	0
TOTAL	80± acres	-----	-----	39 units¹

1 - Individual slope analysis maps shall be provided concurrently with tentative map(s) to ensure compliance with PUD and hillside ordinance standards. Overall areas within slope categories may vary. In no case shall total unit yield be increased. If refined analysis reduces unit yield, adjustments shall be made at the time of tentative map(s).

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

1.3.2 Required Open Space

As depicted in Table 1-1, the maximum unit yield shall not exceed 39 units. The Valley View PUD will also conform to the standards set forth in Section 18.04.406 of the Reno Municipal Code as it relates to required open space. Required open space is calculated in Table 1-2 below.

Table 1-2 – Required Open Space

Slope Category	Area Within Range	Minimum Required Open Space	Required Open Space Yield
0-15%	7.34± acres	None	None
15.1 to 20%	5.96± acres	25%	1.49± acres
20.1 to 25%	6.49± acres	50%	3.25± acres
25.1 to 30%	9.44± acres	75%	7.08± acres
Greater than 30%	50.77± acres	100%	50.77± acres
TOTAL	80± acres	-----	62.59± acres

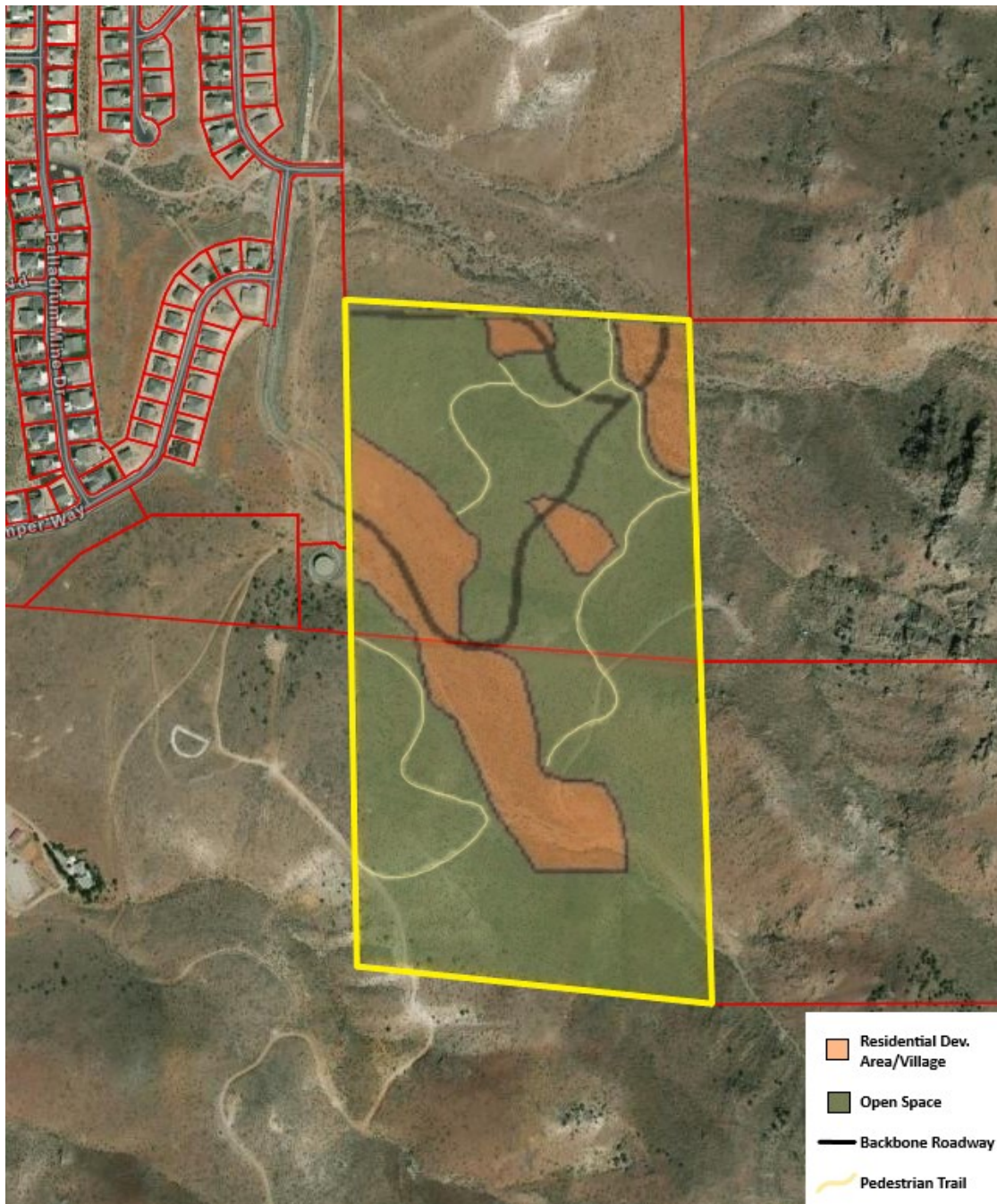
A total of 62.59± acres of dedicated open space is required within Valley View Estates. Compliance with the open space standard and requirements set forth by Section 18.04.406 of the Reno Municipal Code shall be demonstrated in any future tentative map. This includes the potential for additional open space requirements should the disturbance of 30% or greater slopes occur. Required open space may be included within development areas identified on the Valley View Estates Land Use Plan (Figure 1-6) through the use of clustering, common open space and other design methods.

1.3.3 Land Use Plan

The Valley View Estates Land Use Plan identifies areas within the PUD that may be developed. The majority of the project site (63.0± acres) is designated as open space. No development, other than roadways, infrastructure, or community amenities (i.e. trails) may be developed within areas designated as Open Space. Development areas totaling 17.0 ± acres are identified on the Land Use Plan. Permitted residential units, as defined in section 1.3.1 of this PUD, shall be located within these areas and may include clustering of units as permitted in the development standards. Development and open space areas are in alignment with the respective Master Plan land use designations.

Figure 1-6 (following page) depicts the Valley View Estates Land Use Plan.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT



VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

Note: Backbone roadways and trails subject to deviation based on site-specific grading to allow for reduction in site disturbance. Development areas may be modified with tentative map(S) (in general compliance with the areas shown) if it can be demonstrated that overall site disturbance is reduced.

Figure 1-6 – Valley View Estates Conceptual Land Plan

Tentative map(s) are subject to the densities and lot standards established with the PUD. This will include full compliance with hillside ordinance standards, trail connections to the The Canyons PUD, preservation of natural site features, and provisions for free roaming horses. Lots within Valley View Estates will be clustered to allow for the preservation of natural features, drainages, steep terrain, etc. and are anticipated to range from 6,500 square feet (3,000 for duet/townhome units) to over an acre in size. Final lot sizes will be determined with the review and approval of a subsequent tentative map(s) by the City of Reno.

Table 1-3 – Valley View Estates Land Use Summary

Land Use	Acreage	Permitted Units ¹
Single Family Development Area	17.0± acres	39 ¹
Open Space	63.0± acres	0
TOTAL	80± acres	39 units¹

¹ – Subject to compliance with section 18.04.405 of the Reno Municipal Code. To be determined at the tentative map(s) stage.

Development standards, regulations, and requirements for all future development within the PUD boundaries are included in Chapters 2 and 3 of this Development Handbook. 39 dwelling units are allowed. Residential density will be clustered within the development areas identified on the Conceptual Land Plan. A ten percent density increase is allowed per RMC and approval of the Administrator.

1.4 HANDBOOK IMPLEMENTATION

1.4.1 Definitions

For the purposes of implementation of this Development Handbook, the definitions related to land use included in the City of Reno Municipal Code shall be adopted.

- **Administrator** – The City of Reno Community Development Director or their designee.
- **Master Developer** – Philip McCauley, Christopher Tormey and/or their designee.
- **Guest Builder** – Companies and/or individuals other than the Master Developer applying for entitlements and/or building within an individual phase.
- **Valley View Estates Design Review Committee (DRC)** - Organizational characteristics, shall be established with the covenants, conditions, and restrictions (CC&R's) as proposed by the Master

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

Developer and approved by the Reno City Attorney's Office.

1.4.2 Binding Effect of Handbook

Pursuant to NRS 278A.520 and NRS 278A.570, this Handbook cannot be modified or otherwise impaired by the action of the City without the consent of the Master Developer and any required landowner, except as specified in NRS 278A.410.

The development and build-out will be dependent on market conditions. The development is subject to the Reconsideration and Expiration requirements per RMC 18.08.505(h)(3) (Rezoning to a Planned Unit Development) summarized below.

Required public hearings with the Planning Commission and City Council to monitor construction within the PUD every five years following adoption. City Council may modify the monitoring schedule to be more frequent, less frequent, or to not occur at all.

If no development has occurred on the site five years following the approval date the applicant shall either provide:

- A construction phasing plan that provides for the commencement of work within two years or;
- An explanation to delay of development and justification

If development has not commenced within designated timelines, the City Council may initiate a rezoning to another district if it determines that the PUD approval findings can no longer be made and PUD zoning is no longer appropriate on the site.

1.4.3 Individual Project Approvals

Individual projects shall be reviewed and approved by the Design Review Committee and subject to review processes included in the City of Reno Municipal Code. This includes tentative subdivision maps, site plan reviews, conditional use permits, variances, etc. New development shall be reviewed in context with the standards and requirements of this Handbook and all statutory public review requirements set forth in NRS and the Reno Municipal Code shall remain in full effect and shall be applied to new development requests.

1.4.4 Deviations from Handbook Standards

All development shall comply with the standards and requirements of this Handbook. It is recognized that unusual or unique circumstances may arise and deviations from standards contained herein, not to exceed 10%, may be granted per RMC standards and approval of the Administrator. Any deviation from the standards of this Handbook must also be approved by the Valley View Estates Design Review Committee (DRC).

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

1.4.5 Modifications to Handbook

Upon adoption and recordation, the standards and requirements outlined within this Handbook shall take full effect. Any modification to these standards, land uses, densities, etc. that exceed 10% and further outlined in RMC shall require the review by the City of Reno Planning Commission and approval by the Reno City Council as outlined in RMC. Modifications to this Handbook or the PUD boundary shall be subject to the review of a Zoning Map Amendment and the associated requirements and public review defined within the Reno Municipal Code.

1.4.6 Affordable Housing

The Valley View Estates PUD will assist the City of Reno in providing affordable housing through the following measures:

- (1) Accessory Dwelling Units (ADUs) and attached products are permitted in Valley View Estates, providing affordability options.
- (2) The Master Developer will enter into an Agreement with the City of Reno to make a donation to the City of Reno or City designee (as appointed by the City Council) for affordable housing with each dwelling unit developed. This shall be conditioned with each tentative map and a final agreement recorded before the approval of any and all final maps. Final terms agreeable to the City and applicant will be outlined in the agreement and the Administrator will provide final approval and ensure recordation.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

2 DEVELOPMENT STANDARDS

The purpose of Chapter 2 is to set regulatory requirements for development within Valley View Estates. These requirements include standards for land use, density/intensity, and for the design of rights-of-way, landscape buffers, trails, etc. All development shall comply with the text, policies, standards, and associated tables and exhibits of this Development Handbook. Where a conflict exists between these development standards and the City of Reno Municipal Code, the standards contained herein shall apply. Where this Development Handbook remains silent, the provisions and definitions within the City of Reno Municipal Code Title 18 shall apply.

2.1 Residential Development Areas

Residential development areas within Valley View Estates are identified in the Conceptual Land Plan previously depicted in Figure 1-6. Residential uses permitted within Valley View Estates are intended to complement the adjoining Canyons PUD and Palisades projects, providing single family homes that are adaptive to the site conditions and respectful of the natural environment and beauty of the site.

Valley View Estates is envisioned to include a mix of detached and attached single family dwellings. Lot sizes are anticipated to range from approximately 6,500 to nearly an acre depending on location within the PUD and site topography. Based on recent project approvals in the area (The Canyons PUD and DP11 townhome project), the Valley View PUD includes provisions for attached single family units as well. Final unit mix and product type will be determined with a future tentative map(s).

Permitted uses and those uses requiring a Site Plan Review and/or Conditional Use Permit are contained in Table 2-3, Land Use Matrix. The Design Review Committee (DRC) and the Administrator shall determine the appropriateness of uses not specifically outlined in Table 2-3.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

Table 2-1 – Residential Development Standards

RESIDENTIAL VILLAGES		VALLEY VIEW ESATES	
DESCRIPTION		Valley View Estates is intended to provide single family homes in a variety of lot configurations and styles. Typical housing types include standard single family detached at suburban densities with the potential for attached townhome units. Lots will be clustered to preserve natural features and may range from 7,500 square feet to over one acre to accommodate estate lots at upper elevations of the PUD. Duet or townhome units, if contemplated, may reduce minimum lot size to 3,000 square feet.	
BUILDING INTENSITY			
Detached Single Family			
Lot Size (minimum)	7,000 square feet	Note: Homes that include walkout basements or walk-up architecture may include 3 stories. Building height shall be measured as defined in the Reno Municipal Code.	
Minimum Lot Width	65 feet		
Building Height	35 feet (2 stories) maximum for flat lots 40 feet maximum (3 stories) for stepped lots		
BUILDING SETBACKS FROM PROPERTY LINES			
FRONT YARD SETBACKS		Note: Homes that include both front and side entry garages shall maintain a minimum setback of 15 feet to the side load garage and 20 feet to the front load garage. Detached casitas or ADU shall maintain a minimum front setback of 15 feet.	
To Main Structure w/ Front Entry Garage	15 feet minimum		
To Porch	10 feet minimum		
To Front Entry Garage (from public ROW)	20 feet minimum		
To Front Entry Garage (from private ROW)	15 feet minimum		
To Side Entry Garage	15 feet minimum		
SIDE YARD SETBACKS			
Interior Side Yard	10 feet minimum		
Side yard to Adjacent Street	15 feet minimum		
REAR YARD SETBACKS			
To Main Structure	20 feet minimum		
ACCESSORY DWELLING UNITS (ADU)			
Accessory Dwelling Units shall be permitted per the standards included herein.			
ACCESSORY USES			
Accessory uses shall be permitted pursuant to Reno Municipal Code Section 18.03.402			

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

RESIDENTIAL VILLAGES	VALLEY VIEW ESATES	
Attached Single Family		
Lot Size (minimum)	3,000 square feet	Note: Building height shall be measured as defined in the Reno Municipal Code.
Minimum Lot Width	65 feet	
Building Height	35 feet (2 stories) maximum for flat lots 40 feet maximum (3 stories) for stepped lots	
BUILDING SETBACKS FROM PROPERTY LINES		
FRONT YARD SETBACKS		
To Main Structure w/ Front Entry Garage	10 feet minimum	
To Porch To Front Entry Garage (from public ROW)	10 feet minimum 18 feet minimum	
To Side Entry Garage	10 feet minimum	
SIDE YARD SETBACKS	Use Easements Permitted – see Notes below	Note: A minimum of 10 feet of separation between duet structures/townhome buildings is required.
Interior Side Yard	0 or 5 feet minimum	
Exterior Side Yard	5 feet minimum	
Side yard to Adjacent Street	10 feet minimum	
REAR YARD SETBACKS	Use Easements Permitted – see Notes below	
To Main Structure	10 feet minimum	
BUILDING PROJECTIONS	Refer to Reno Municipal Code	
ACCESSORY USES		
Accessory uses shall be permitted pursuant to Reno Municipal Code Section 18.03.402		
NOTES		
1. Exclusive use easements allowing for use of adjoining parcel may be incorporated by individual developers, allowing use of the adjoining parcel as a side yard for the residence. Easement area may vary and shall be called out on subsequent tentative map(s) and recorded with final map.		

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

2.2. Open Space

The purpose of this land use designation is to provide pedestrian and bicycle trails, community amenities, protection of steep slopes, drainage facilities, opportunities for passive recreational use, and lands that will remain in their natural condition. Typical uses of these areas include trails, passive/active recreational facilities, interpretive trails/signage, wildlife corridors, native and ornamental landscaping, storm drain channels, and erosion protection needed for regional utilities and infrastructure.

Table 2-2 - Open Space Development Standards

OPEN SPACE	OPEN SPACE AND COMMON AREAS	
DESCRIPTION	The purpose of this land use designation is to provide pedestrian and bicycle trails, regional trails, protection of steep slopes, drainage facilities, opportunities for active/passive recreational use, and lands that will remain in their natural condition. Typical uses of these areas include trails, passive recreational facilities, wildlife corridors, native and ornamental landscaping, storm drain channels, and erosion protection needed for regional utilities and infrastructure.	
BUILDING INTENSITY		
Building/Facility Height		25 feet maximum
Building Separation		0 ft. or 20 ft. minimum
LANDSCAPING		
Landscape Requirement		Site specific to use
TYPE	OPEN SPACE (OS)	
BUILDING SETBACKS FROM RIGHT-OF-WAY		
Public ROW		50 feet minimum
Private Roadway		25 feet minimum
Property Line		10 feet minimum

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

2.3 Permitted and Conditional Land Uses

Permitted uses, uses requiring a Minor Conditional Use Permit or Conditional Use Permit, and prohibited uses within Valley View Estates are provided in the following Land Use Matrix (Table 2-3). This matrix organizes potential uses within the residential villages and open space, as identified on the Valley View Estates Land Plan. The following symbols are used in the matrix to indicate whether a proposed use is permitted, not permitted, or requires additional review procedures from the City of Reno as set forth in the Reno Municipal Code:

- P Permitted by right
- MUP Minor Conditional Use Permit required
- CUP Conditional Use Permit required
- AN Ancillary Use - Uses only allowed when permitted uses are present for a particular land use
- Blank Cell Not Permitted (empty cell)

Those uses not specifically listed in the Land Use Matrix table are subject to review based on the consistency with the purpose and intent of the land use designation and Master Plan included in these Development Standards.

Table 2-3 – Land Use Matrix

	Residential Villages	Open Space
Residential Use Types		
Accessory Dwelling Unit (ADU)	P	
Cluster Development	P	
Congregate Care Facility		
Detached Accessory Structure – Garage/Shop	P	
Group Home	MUP	
Hospice	MUP	
Single Family Attached – Duet/Duplex/Townhome	P	
Single Family, Detached	P	
Single Family, Zero Lot Line	P	
Non-Residential Use Types		
Community Garden (includes rock gardens)	P	P
Community Bicycle Facilities (i.e. Pump Tracks, Trails)		P
Community Garden- Vineyard/Orchard		P
Communication Facility, Equipment Only	CUP	CUP
Electric Utility Substation	CUP	CUP
Public Park or Recreation Area (including dog park)	P	P

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

	Residential Villages	Open Space
Utility Box/Well House, Back-Up Generator, Pumping or Booster Station	P	P
Utility Installation, other than listed	MUP	MUP
Utilities, Major	CUP	CUP
Notes:		
1. Accessory Dwelling Units shall not exceed 1,200 square feet or 50% of the primary structure, whichever is larger. 2. Detached Accessory buildings (i.e. garages, workshops, etc.) shall not exceed 700 square feet and shall be subject to setback standards included in Table 2-1. 3. Garden sheds, up to 200 square feet, shall be permitted within residential villages, subject to applicable setback standards.		

2.4 Roadway Standards

2.4.1 Circulation Plan

As a small PUD, the circulation plan for Valley View Estates is fairly simple. Primary access to Valley View Estates will be via a southerly extension of Tellurium Mine Drive, located at the northwest portion of the PUD area. Extension of this roadway will “loop” through the PUD, connecting the identified development areas. A secondary access easement was put in place with the approval of the Canyons PUD to the north. Thus, it is envisioned that the backbone roadway will provide connection into the Canyons project. There is an opportunity for additional access along the northern PUD boundary via an existing access easement.

The Conceptual Land Plan includes a conceptual roadway connecting the development villages. However, this will be refined with a subsequent tentative map(s) and is subject to variation based on grading, unit configurations, etc. Primarily, the road may be moved to reduce grading impacts and ensure proper street grades with the design of future subdivisions.

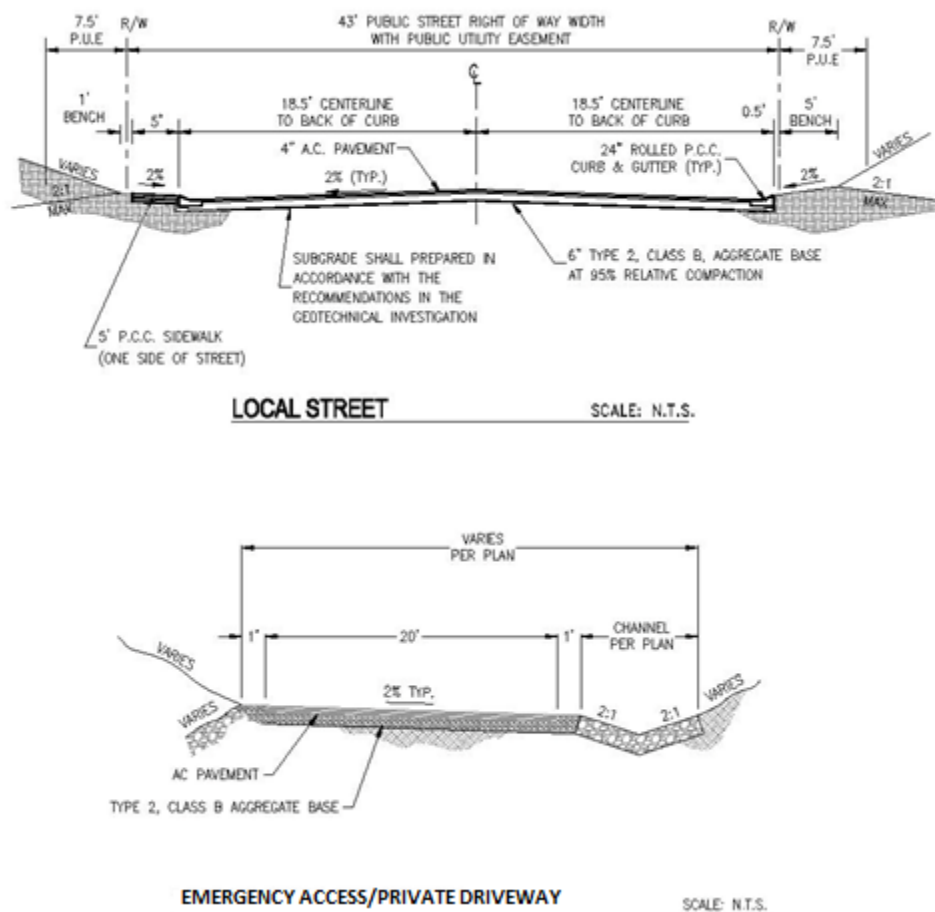
2.4.2 Roadway Design

Roadways within Valley View Estates may include private roads and private driveways. A modified road section is included for private local roadways within Valley View Estates. Local roads will include a 5-foot sidewalk on one side of the street and implement rolled curbs. Rolled curbs will include a 6-inch concrete section per City of Reno standards. Speed limits for roadways within Valley View Estates shall be limited to 20 miles per hour.

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Private driveways accessing individual lots or clusters of lots shall include a 20-foot paved roadway section. Secondary access roads shall be 20-feet in width and include an all-weather surface (to the satisfaction of the Reno Fire Department). Curb, gutter, and sidewalk are not required on private driveway/emergency access sections. Instead, roadside ditches will be incorporated to convey storm water flows to the approval of the City of Reno Engineering Department (refer to Figure 2-1). Driveways that extend further than 150-feet shall include a turnaround (i.e. hammerhead) for emergency vehicles to the approval of the Reno Fire Department.

Figure 2-1 (below) depicts the street sections included within Valley View Estates.



Note: Local street section may be narrowed to include 12-foot travel lanes in areas where no residences abut roadway.

Figure 2-1 – Roadway Sections

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

2.4.3 Roadway Maintenance

Landscaping located within the right-of-way, landscape buffers, or easements adjacent to public or private rights-of-way shall be maintained by the Valley View Estates HOA and/or a sub-association established with the approval of the Master Developer. Landscape buffers may be dedicated as individual/separate parcels in which they shall be owned by either the Master Developer or HOA and maintained by the HOA.

A public access easement shall be granted to the City of Reno for all sidewalks along private rights-of-way as well as sidewalks/trails located outside the right-of-way. An access easement shall be granted to the HOA for all landscape areas within the right-of-way.

Private roadways and driveways shall be maintained by the HOA, or a sub-association approved by the Master Developer. The Master Developer may also choose to form a private maintenance association for the ongoing maintenance of private roadways within Valley View Estates. All private rights-of-way shall be maintained to City of Reno standards, including snow removal/plowing during winter months.

2.5 Street Lighting

Street lighting within Valley View Estates will be designed to enhance the quality and safety of the streetscape corridors while maintaining City of Reno dark skies standards. Lighting design will contribute to the overall atmosphere by reinforcing the community structure through a cohesive, identifiable palette of materials. Lighting design will be reviewed and approved by the DRC and the City of Reno. Lighting located within the right-of-way of private roadways and other common areas will be installed by the Master Developer and maintained by NV Energy or the HOA or sub-association (for standard poles/fixtures). This section provides lighting standards for local streets, as well as pedestrian, landscape and sign lighting within Valley View Estates.

The goals of these lighting standards are to:

- (1) Provide a safe level of illumination for both motorists and pedestrians.
- (2) Reinforce the pedestrian scale of the community; and
- (3) Allow for quality lighting design that enhances community aesthetics.

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GENERAL REQUIREMENTS:

- a) Lighting fixture types may be of a consistent scale, design and color along street corridors
- b) Street lighting may be directionally shaded to reduce offsite fugitive light and glare.

Table 2-4 – Streetscape Lighting Standards

Roadway Classification	Location	Maximum Height	Placement	Spacing
Local	All private streets within a parcel or subdivision.	15 feet	City of Reno Standards	Spacing Varies and subject to City of Reno approval

Valley View Estates may include decorative light fixtures that are non-NV Energy standards. Should this occur, maintenance of lighting fixtures shall be the responsibility of HOA or designated sub-association or maintenance association.

2.6 Entries

The consistent treatment of community gateways and residential neighborhood entries will help establish a consistent community character, while allowing a variety of entry treatments and identities for individual neighborhoods. The design of entries shall be reviewed and approved by the DRC and the City of Reno.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

2.6.1 Community Entry

Valley View Estates shall include a landscaped entry feature at the primary entry (extension of Tellurium Mine Drive) at the northwest portion of the PUD area. The following standards shall apply to the entry monument design:

- a) The entry feature shall incorporate the use of natural stone found onsite and may include formal or informal landscape improvements depending on final design concept. Landscaping should be included in dedicated common area and maintained by the HOA.
- b) Entry features shall identify the Valley View Estates community and may be indirectly lit or include landscape lighting. Internal illumination is prohibited. Lettering should be no more than two feet high and may include a community logo with a concealed light source illuminating the monument.
- c) Entry monuments shall not exceed 15-feet in height and shall not be more than 25-feet in width.
- f) The landscape theme shall incorporate native materials, predominantly designed to look natural and wild, with some manicured ornamental landscaping where necessary.
- g) The entry feature shall be located outside the sight visibility triangle at road intersections.
- h) Final design of the community entry shall be reviewed and approved by the DRC and the City of Reno for consistency with this Handbook.

2.6.2 Neighborhood Entry Requirements

- a) A neighborhood entry treatment shall be placed at the primary entrance to villages. The entry treatments may be placed on both sides of the entry road.
- b) Entry treatments shall be located outside the sight visibility triangle of the road intersection.
- c) Neighborhood entry treatments shall be designed with similar characteristics to that of community entry, but on a smaller scale. Entry monuments shall incorporate the indigenous materials of the Virginia Range. This can be accomplished through the use of rock, timbers and tone and texture of the area. Designs that sharply contrast with the native landscape are prohibited.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

- d) The landscape theme shall incorporate native materials, predominantly designed to look natural and wild, with some manicured ornamental landscaping where necessary.
- e) A neighborhood entry treatment shall include a minimum of 15 trees. Minimum tree sizes are as follows:
- Deciduous trees shall be a minimum 2 inch caliper
 - Evergreen trees shall be a minimum 6 feet tall
 - Specimen trees shall be a minimum 2 inch caliper
- f) Refer to Chapter 3 for additional elements of neighborhood entries. Refer to Figure 2-2 for Neighborhood Entry examples.
- g) Neighborhood entry treatments shall be reviewed and approved by the DRC and the Administrator with each project and maintained by the Master Developer, HOA, or Sub-Association.

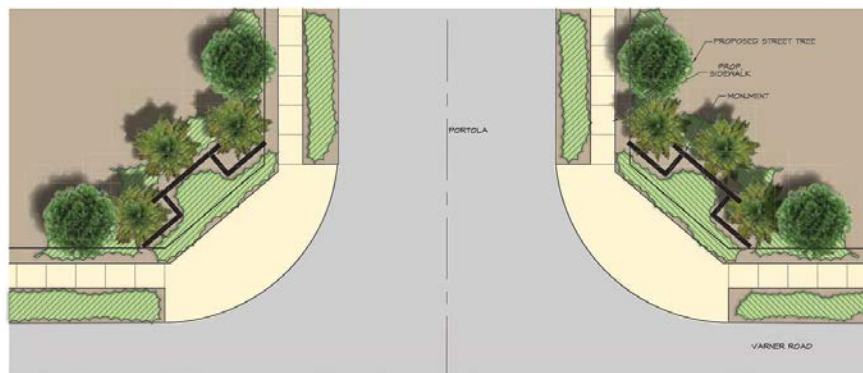


Figure 2-2 – Typical Neighborhood Entry Concept

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

2.7 Trails

Valley View Estates will perpetuate and expand the trail network adopted with The Canyons PUD to the north. This includes a series of paths, trails, and sidewalks that tie the communities together. Multi-use trails are provided which allow both pedestrians and bicyclists. Sidewalks and trails are located within common areas and open space.

Trails within Valley View Estates are located to perpetuate existing jeep trails and paths that have been formed onsite over the years. This will preserve historic hiking paths/corridors while minimizing new disturbance within the site. Additionally, the trail network provides access to some of the highest points of the PUD area, rewarding hikers and mountain bikers with spectacular mountain and valley views. Final design of paths will be reviewed and approved by the DRC and the Administrator. Trails/paths shown on the Trails Plan may be relocated with the approval of the Master Developer if it can be demonstrated that realignment provides for enhanced recreational opportunity or significantly reduces site disturbance (to be determined with subsequent tentative map(s)).

Sidewalks and trails (if applicable) shall be built with the construction of the adjacent roadway by the party responsible for the installation of the adjacent improvements. Sidewalks may be detached from the street and meander in order to enhance pedestrian safety or provide access to open space areas, at the discretion of the Master Developer.

2.7.1 Multi-Use Trails

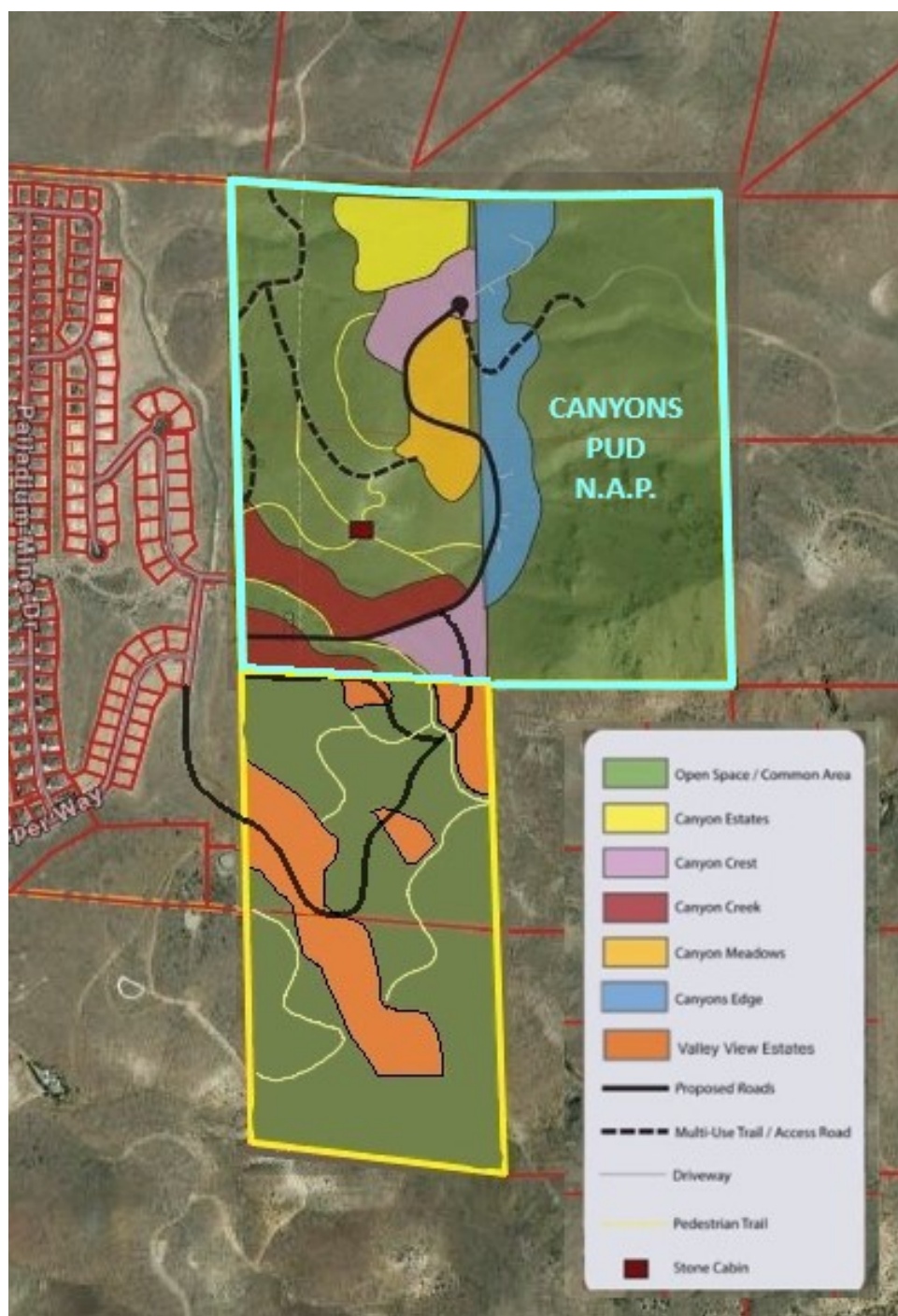
Multi-use trails/paths are designed to provide pedestrian and bicycle connections within the community, recreational opportunities, and connections to the trail network adopted in the adjoining Canyons PUD. Unlike formal sidewalks, multi-use trails are located within open space/common areas and may be constructed of either concrete, asphalt, or an all-weather surface such as decomposed granite and/or local indigenous rock. The following standards apply to multi-use trails:

- a) Multi-use trails shall be a minimum of 3-feet in width.
- b) All multi-use trails located within open space/common areas shall be owned and maintained by the HOA or sub-association (with DRC approval).

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

- c) Final location of multi-use trails shall be constructed concurrently with adjacent projects. Trail location and design shall be reviewed and approved by the DRC and the Administrator.
- d) Trails shall be designed to maintain a natural appearance and follow natural topography to the extent possible. Trails shall not be lined with borders that result in a manmade or manufactured appearance but should incorporate an organic design that puts forward an appearance they were developed over time. Refer to Figure 2-4 for examples.
- e) Wayfinding and markers for trail network along with benches shall include the use of natural materials. Illumination of wayfinding signs shall be prohibited.
- f) A minimum of 4 interpretive signs shall be located along the Valley View Estates trail network. Information to be included on the interpretive signs shall be compiled with input from the City of Reno Parks and Recreation Department, Nevada Department of Wildlife, and horse advocacy groups.
- g) Trail location shall be consistent with Valley View Open Space and Trail Plan. Refer to Figure 2-3. However, trails may be relocated with the approval of the Master Developer and Administrator if it can be demonstrated that the relocation will result in enhanced recreational opportunities and/or reduced site disturbance.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT



Note: Final trail location may deviate with tentative map(s) design but shall generally comply with that depicted on the Trail Plan.

Figure 2-3 – Valley View Estates Trail and Open Space Plan

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

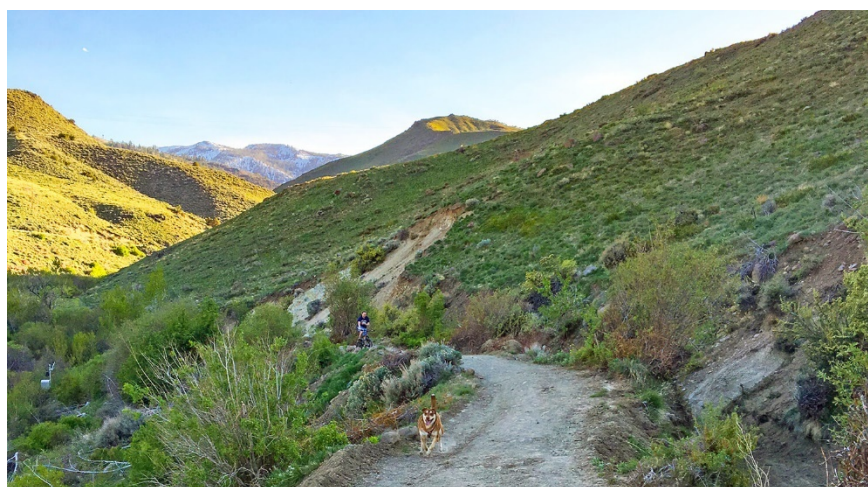


Figure 2-4 – Trail Concepts

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

2.7.2 Trail Access Points

A minimum of one trail access point shall be incorporated within each residential village and shall be constructed by the Master Developer (or their designee) with the adjoining projects. Trail access points shall include a wayfinding sign with an overall trail network map and will be maintained by the HOA.

2.7.3 Open Space

Open Space areas within PUD are intended to preserve natural site features, create wildlife corridors, provide for community amenities such as trails and allow for active and passive recreation. Open space areas will be maintained by the HOA and will be limited in use per the regulations of this Handbook.

2.8 Wildland Urban Interface/Virginia Range Interface

The Valley View Estates PUD adopts standards to address not only the wildland urban interface that will exist with future development, but the unique characteristics associated with the Virginia Range. These include the following standards:

2.8.1 – Wildland Urban Interface

a) New development that abuts open space and/or natural areas shall provide a minimum of 30-feet of defensible open space adjacent to homes with a 100-foot buffer zone to include minimal plantings, consistent with standards adopted by the Reno Fire Department (RFD). Refer to Figure 2-5 (below).



Figure 2-5 – WUI/Defensible Space Standards

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

- b) The Reno Fire Department shall have the ability to condition site specific fire mitigation requirements such as increased defensible space, specific plant palettes, etc. with a subsequent tentative map(s).
- c) The Valley View Estates HOA shall be responsible for the maintenance of common areas outside of individual lots to ensure weeds and other combustibles are removed in order to maintain a minimum of 20-feet of defensible space from the property line of an abutting unit.
- d) With new development, access to open space areas shall be coordinated with the RFD to allow for fire equipment to access open space/common areas during a wildfire event. To the extent possible, access points shall be incorporated at required trailheads/accesses.

2.8.2 – Feral Horses

The following standards are specific to the Virginia Range, addressing the unique environmental and wildlife characteristics of the area:

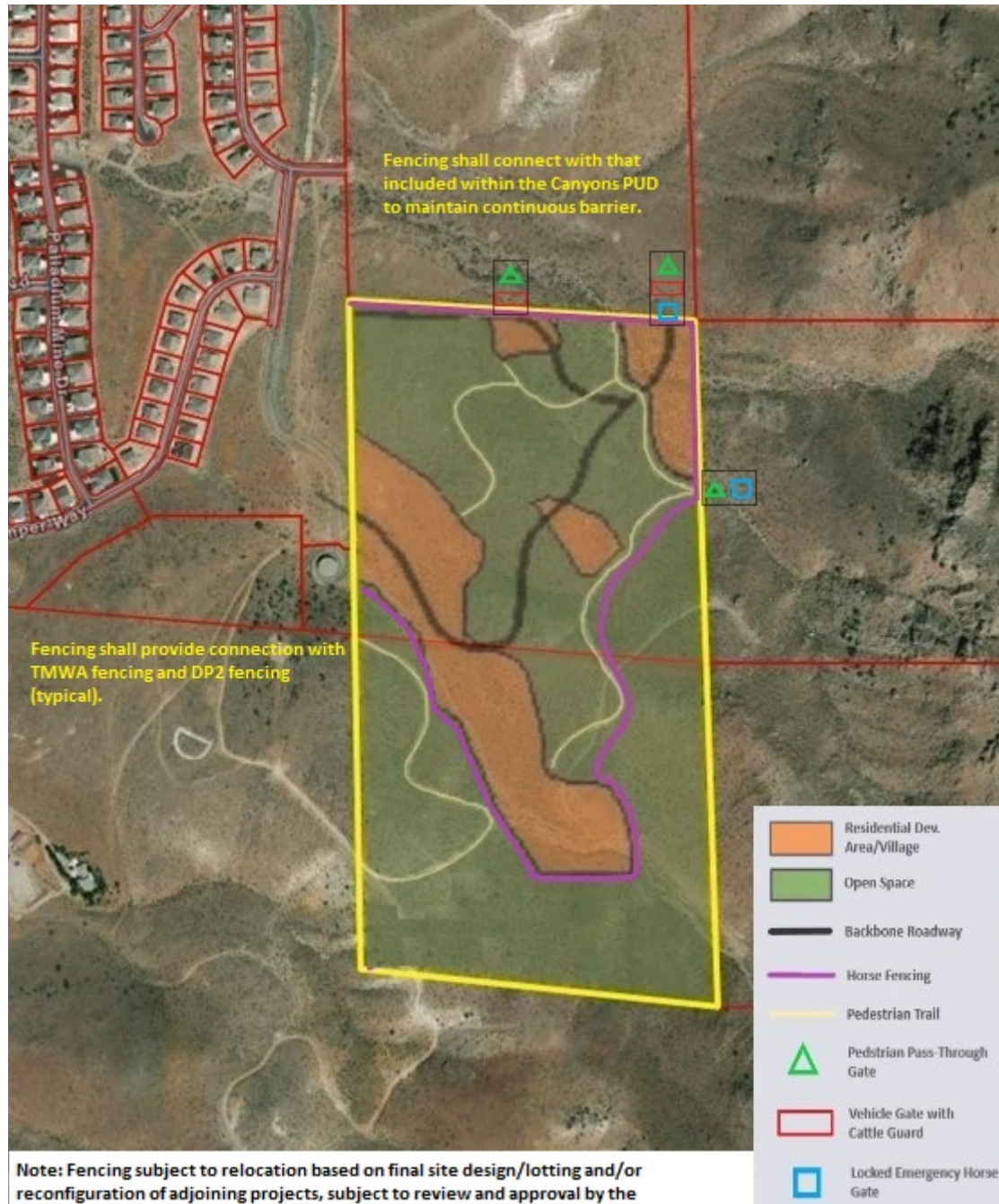
- a) In accordance with NRS 569.431 fencing requirements and standards, the Master Developer (or their assignee) prior to any construction or grading activities shall erect a City approved fenceline connecting to existing fence lines on adjacent parcels. Interior fence lines may be remove if determined by the Administer not to be necessary.
- b) Stock cattle guards with welded “hoof stops” and gates as detailed shall be installed at all locations where roadways cross the perimeter horse fencing and enter the unfenced Virginia Range. Refer to Figure 2-6.
- c) Pedestrian Access as detailed shall be installed at all locations where sidewalk/pedestrian pathways/trail access points cross perimeter horse fencing. An additional gate as detailed shall be provided to allow movement of horses as needed for public safety. Refer to Figure 2-7.
- d) Perimeter horse fencing shall be maintained by developer during construction and maintenance responsibility shall be transferred to the HOA upon formation. The applicant or the HOA shall maintain a contract for on-call fence repair to expedite response (within 48 hours of notice where feasible) to repairs as needed.
- e) Streetscape turf shall not be installed within 200 feet of the cattle guards/roadway crossings referenced above.
- f) Should perimeter horse fencing cross open channel drainages, large riprap will be installed in the drainage channel abutting the fencing. Other option may be presented and implemented per Administrator approval

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

- g) During construction, a gate monitor on roadway crossings of concern with an emphasis on monitoring areas of known horse conflicts. If a fence is found to be damaged, repairs must be made immediately (with 3 days) Refer to Figure 2-7.
- h) Install a minimum of two signs that provide information to drivers and pedestrians about horse safety. Facilitate the provision of Virginian Range and free roaming horse safety and educational material. All material shall be reviewed by the Administrator and Nevada Department of Agriculture to ensure accuracy.
- i) The Master Developer should work with the State of Nevada, horse advocates and adjoining property owners to address long term issues on the Virginia Range including possible dedication of easements within open space/common areas, updates to fencing plan, access improvements, maintenance concerns etc.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

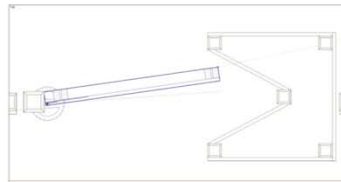
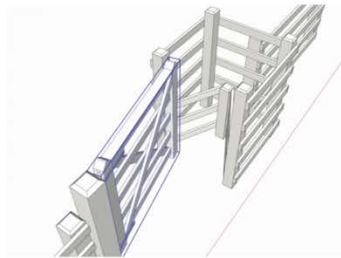
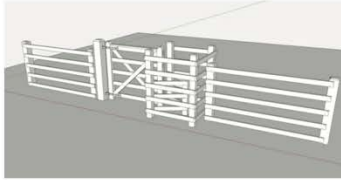
Figure 2-6 – Horse Fencing Plan



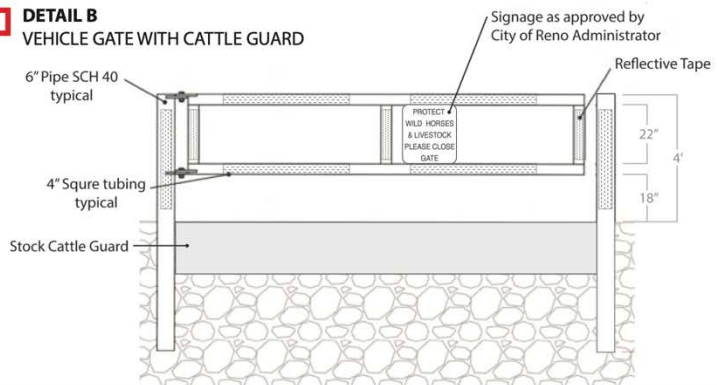
VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

POTENTIAL GATE DESIGNS

DETAIL A PEDESTRIAN PASS-THROUGH GATE (KISSING GATE)



DETAIL B VEHICLE GATE WITH CATTLE GUARD



DETAIL C LOCKED EMERGENCY HORSE GATE



Figure 2-7 – Potential Horse Gate Designs

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

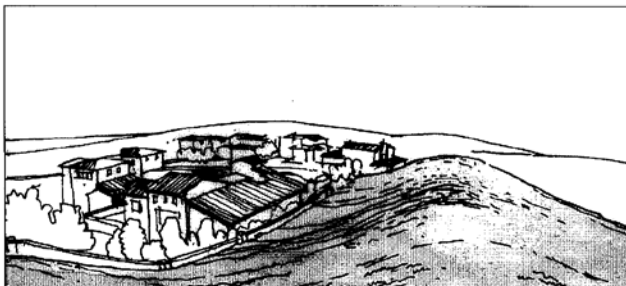
2.8.3 Wildlife and Geology

Recognizing the unique location and ecology of the Virginia Range, the Valley View Estates PUD adopts the following standards:

- a) Concurrent with a tentative map request, a wildlife inventory shall be developed in conjunction with the Nevada Department of Wildlife (NDOW) to identify any critical habitat areas. Based on the results of the inventory finding, a wildlife mitigation plan shall be required prior to the recording of any final map(s) within the PUD boundaries. The plan shall be reviewed and approved by NDOW.
- b) Concurrent with a tentative map request, a preliminary geotechnical investigation shall be prepared by a Nevada licensed professional engineer. The report shall address any identified faults as well as address the potential for landslides, falling rock, etc. The tentative map design shall consider the findings of the geotechnical investigation and include any identified mitigation measures.
- c) Should falling rock occur within the PUD boundaries resulting in blockage or obstruction to roads, trails, or sidewalks, the Valley View HOA (or applicable sub-association) shall be responsible for removing the obstruction within 48 hours. The Master Developer shall provide the City of Reno with an agreement indemnifying the City from any damage or injury resulting from falling rock.

2.9 Grading

Grading within Valley View Estates shall be designed to reduce the amount of overall site disturbance. In addition to Reno Municipal Code requirements, the following standards shall apply:



Berms shall be used to help screen hillside development and utilitarian features where topography warrants it. From public view, the berm shall completely hide development and other structures, providing a view of natural slope face where topography warrants.

- a) Design of residential neighborhoods shall be sensitive to the natural terrain. Structures shall be located in such a manner so as to minimize necessary grading and preserve natural site features including drainageways, slopes in excess of 30%, rock outcroppings, etc.

- b) Grading of subdivisions or pad sites shall be designed to blend the edges of development with the adjoining natural terrain. This may be accomplished through the use of rockery walls or stepped foundations in order to reduce the length of man-made slopes, etc.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

- c) Landscaping and native revegetation shall be the preferred method of slope stabilization as opposed to rip rap on all manmade slopes. If rip rap occurs, it shall be covered with soil and revegetated with a native seed mix.
- d) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.
- e) Graded slopes shall be revegetated prior to the issuance of a certificate of occupancy for new homes. This standard may be phased with the phased development of individual projects (i.e. slopes shall be revegetated concurrently with development within any given phase). If climatic conditions or other circumstances prevent planting at the time of occupancy, a bond shall be provided for landscaping during the subsequent growing season to the satisfaction of the Administrator.
- f) Drought tolerant plant species and native reseeding shall be utilized to help minimize erosion.
- g) Slopes contained within individual lots as a result of terracing shall be maintained by the property on the down slope side.
- h) All grading shall comply with the requirements and disturbance limitations as set forth in the Reno Municipal Code, Article 4, Sections 18.04-401-.413 (Hillside Development)

2.11 Mailboxes

Individual mailboxes shall be paired at driveways to serve adjacent homes, if allowed by the United States Postal Service (USPS). The style of the mailboxes, including address numbers, shall be compatible with the architectural styles of the homes and shall be consistent throughout each project within Valley View Estates. Mailbox designs shall be approved by the DRC and the USPS. Mailboxes shall be provided and installed by individual builders prior to the issuance of certificates of occupancy for the individual homes.

When individual mailboxes are not permitted, clustered boxes shall be located in convenient areas conducive to temporary on-street parking. Placement of cluster boxes shall not be near intersections and shall not conflict with individual driveways or utilities. Locations shall be approved by the USPS and the DRC. USPS shall be responsible for the maintenance of mailboxes/mailbox cluster boxes within Valley View Estates.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

4 CONSTRUCTION, OPERATION, AND MAINTENANCE

4.1 Clean Job Site

As construction occurs within Valley View Estates, individual developers/builders shall ensure that construction sites, including standing and storage areas, are maintained in a clean and orderly fashion. Any hazardous materials (i.e. gasoline, paints, etc.) shall be stored in proper OSHA approved containers and in accordance with all applicable local, State, and Federal standards/permits.

4.2 Protection of Vegetation During Construction

Natural vegetation outside of the limits of grading for any given project within the PUD area shall be protected from damage during construction. Any common or open space areas that are disturbed during construction (i.e. extension of utilities, construction access, etc.) shall be fully restored. Disturbed open space areas shall be revegetated with native vegetation. All developed/improved common areas shall be returned to their natural state, although additional landscaping, irrigation, and other refinements may be provided.

4.3 Temporary Protective Fencing

Construction that is adjacent to any open space areas, areas of public activity (i.e. trails) or significant natural features shall be required to erect temporary protective fencing to ensure that these areas are not disturbed, and that public safety is preserved.

4.4 Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP)

Per Reno Municipal Code and Nevada Division of Environmental Protection (NDEP) policies and regulations, all construction projects are required to have an Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP) in place prior to commencement of any grading activities. Erosion Control Plans shall be reviewed and approved by the Administrator and the Washoe County District Health Department. The SWPPP shall be approved by the NDEP. This standard applies for any and all land-disturbing activities that occur within the PUD area.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

4.5 Temporary Structures and Signs

Temporary structures such as construction trailers, portable offices, temporary sales offices, etc. shall be reviewed by the Master Developer and/or the DRC as to their location, hours of operation, etc. To the extent possible, construction trailers shall be located away from public rights-of-way, trails, and active common areas. All temporary structures shall be removed within 30 days of the completion of work or issuance of final certificate of occupancy (as applicable).

Individual projects within Valley View Estates shall be permitted two 32 square foot temporary project identification signs. The purpose of these signs is to identify the project and may include builder name, selling price, contact information, phasing announcements, financing source, etc. This sign may not replace the required project entry monument (refer to Chapter 2) and shall be removed concurrently with the sale of the final home within that particular neighborhood. All temporary signs shall be reviewed and approved by the Master Developer or the DRC.

Security fencing associated with temporary structures and construction is permitted. This includes the use of chain link and barbed wire fencing on a temporary basis. Fencing shall be limited to no more than 6 feet in height and shall be removed concurrently with the temporary structure or completion of construction.

4.6 Model Home Complexes

Model Home Complexes shall comply with the following standards:

- a) The location of model home complexes and details regarding parking, lighting, landscaping, fencing, signing and hours of operation shall be reviewed and approved by Master Developer and the Administrator.
- b) Model home complexes/sales offices shall be limited to operations between the hours of 8:00 am to 6:00 pm, 7 days per week.
- c) Any temporary sales office and/or model home complex shall cease operation with the sale of the final home in the subdivision. All temporary signs and other temporary fixtures shall be removed concurrently.
- d) Accessible parking shall be provided per Reno Municipal Code standards for all model home complexes.
- e) Temporary parking lots, subject to ADA standards, shall be permitted with new model home complexes and shall be removed concurrently with the sale of the final unit within the subdivision.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

- f) Temporary open view fencing is permitted within the front yard setbacks of model home complexes and shall be removed with the sale of the final unit within the subdivision. Acceptable fencing includes wrought iron or split rail and shall not exceed 4 feet in height.
- g) Lighting for model home complexes may be provided for safety and security purposes and shall be approved by the Master Developer and/or the DRC. Temporary security lighting shall be removed with the sale of the final unit within the subdivision.
- h) Lighting of temporary parking lots, other than bollard lighting limited to 4 feet in height, shall be prohibited.
- i) Temporary flags and flag poles shall be permitted within model home complexes subject to review and approval of the Master Developer and/or DRC. All flags and flag poles shall be removed with the sale of the final unit within the subdivision.

4.7 Construction Yards and Hours

As construction commences within Valley View Estates, construction yards will be necessary. A construction yard is a temporary area used for the storage of materials, supplies, tools, equipment, etc. The following requirements will apply to all projects within Valley View Estates PUD area:

- a) Construction hours, including activity within construction yards, shall be limited to 7:00 am to 8:00 pm weekdays and 9:00 am to 6:00 pm on weekends.
- b) To the greatest extent practical, new construction yards shall be located away from existing residences.
- c) Construction yard location shall be reviewed and approved by the Master Developer and/or the DRC.
- d) Construction yards shall be subject to any applicable City of Reno permits . If applicable, a Washoe County District Health Department dust control permit shall be required.
- e) Construction yards shall be removed, and sites returned to a natural or developed state with issuance of the final certificate of occupancy within the subdivision(s) they serve.
- f) All construction yards shall be kept in a neat and orderly fashion. All materials, equipment, etc. shall be kept behind a 6-foot minimum fence. Acceptable fencing includes wood or chain link and may include barbed wire.
- g) Temporary pole lighting is permitted within construction yards for security purposes. All fixtures shall be shielded to ensure spill-over and glare does not occur on adjoining properties.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

- h) An onsite resident may be permitted within temporary living quarters (modular unit or recreational vehicle) within active construction yards for security purposes.
- i) The project contractor shall be responsible for obtaining applicable permits and enforcement of these standards.

4.8 General Construction Standards

- a) Construction hours shall be limited to 7:00 am to 8:00 pm weekdays and 9:00 am to 6:00 pm on weekends.
- b) Individual builders shall be responsible for obtaining all required permits such as dust control, SWPPP, etc.
- c) Roadways within construction areas shall be kept free of debris such as scrap materials, nails, etc. and shall be swept on a regular basis.
- d) Adequate dumpsters shall be provided within construction areas to ensure debris does not spill over into streets or blow off-site.
- e) Builders shall designate to the Master Developer and City of Reno a project contact person responsible/authorized to correct problems regarding the project on a 24-hour/7 day a week basis.
- f) Fencing may be erected around construction sites on a temporary basis. This may include chain link at a maximum of 6-feet.
- g) The Master Developer, HOA, or any designated sub-association, shall ensure the implementation of Best Management Practices to prevent the spread of noxious weeds during construction activities.

4.9 Common Area Maintenance

Valley View Estates will include a significant amount of common area and open space. This includes both private and public common areas. In general, private common areas will be located within individual subdivisions and may include neighborhood greens, private recreational amenities, private streets, etc. Public common areas include dedicated open space, trails, drainageways, utility corridors, etc.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

4.9.1 General Maintenance Standards

- a) Concurrent with the approval of the first tentative map or development permit (i.e. road construction), the Master Developer shall submit a final Three-Year Maintenance Plan to the Administrator for review and approval. The maintenance plans shall be reviewed and updated, as necessary, by the Administrator every 3 years.
- b) Prior to or concurrent with the issuance of the first building permit, the Master Developer shall demonstrate that the master homeowner's association, Valley View Estates HOA, has been formed and articles of incorporation are filed with the Nevada Secretary of State.
- c) Valley View Estates HOA shall be responsible for the ongoing maintenance of all public common areas within the PUD Area. This includes vegetation, preservation of watersheds, debris and litter removal, trail maintenance, maintenance of community signs and amenities, landscape maintenance, maintaining public access where applicable, noxious weed abatement, etc.
- d) Valley View Estates HOA shall be responsible for the permanent maintenance of public common/open spaces.
- e) As an alternative to a Homeowner's Association, an alternative legal instrument may be formed to provide for the ongoing permanent maintenance of common/open space areas and community amenities. Acceptable instruments include a Landscape Maintenance Association (LMA) or Landscape Maintenance District (LMD) subject to the approval of the Master Developer and City of Reno.
- f) Valley View Estates HOA or any subsequent entity charged with the task of maintenance shall comply with the regulations set forth in NRS 278A.120 through 278A.190.
- g) The City of Reno shall not be responsible for common or open space areas within Valley View Estates.
- h) The Master Developer, HOA, or any designated sub-association shall include the implementation of Best Management Practices to prevent the spread of noxious weeds during construction activities.

4.9.2 Private Open Space and Common Areas

- a) Private Open Space and common areas such as neighborhood greens, private streets, etc. shall be maintained by the HOA or a designated sub-homeowner's association specific to an individual neighborhood.
- b) Sub-homeowner's associations must comply with all applicable rules and regulations, including any adopted covenants, conditions, and restrictions (CC&R's), included within the PUD and shall require approval to be formed by the Master Developer and Administrator.

VALLEY VIEW ESTATES PLANNED UNIT DEVELOPMENT

- c) Valley View Estates HOA may choose to maintain private common areas through an agreement with a sub-HOA or individual builder. This shall be subject to approval of the Master Developer and/or Valley View Estates Homeowners Association Board of Directors.
- d) The Master Developer and subsequent Homeowners Association(s) shall include the implementation of Best Management Practices to prevent the spread of noxious weeds during construction activities.



INITIAL REVIEW MEMORANDUM

TO: Brook Oswald, City of Reno

FROM: Chris Tolley, TMRPA

DATE: October 27, 2022

SUBJECT: **TMRPA initial review of the City of Reno case LDC23-00021 (Valley View Estates)**

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (LDC23-00021), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through the City of Reno, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by the City of Reno, is the following:

A request has been made for: 1) a **Master Plan amendment from ±40 acres of Unincorporated Transition (UT) to ±11.45 acres of Single-Family Neighborhood (SF) and ±28.55 acres of Parks, Greenways, and Open Space (PGOS)**, and; 2) a zoning map amendment from ±34 acres of Unincorporated Transition – 40 acres (UT-40) and ±6 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±11.45 acres of Single-Family Residential - 3 dwelling units per acre (SF-3) and ±28.55 acres of Parks, Greenways, and Open Space (PGOS). The ±40 acre parcel is located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank.

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

TMRPA has not identified any potential conformance issues at this time.

As part of the City of Reno review process, please address the 2019 Truckee Meadows Regional Plan Policy *PF 1 – List of Facilities and Service Standards*. Documentation of how the denoted public facilities and services (water, wastewater, flood control and stormwater, transportation and school) are provided at

TMRPA Initial Review Memo
City of Reno case LDC23-00021
Page 2

the adequate service standard indicated in Table 3.2 is required for master plan amendments and projects of regional significance.

Regional Plan policies for consideration in the analysis

PG 4 – Affordable Housing Strategies

RF 3 – Density Requirements and Nonresidential Standards

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

NR 3 – Development Constraints Area

NR 5 – Natural Slopes greater than 15% and less than or equal to 30%

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Tier 2

Development Constraint Areas (DCA): natural slopes over 30%

Request for comment from other local government and/or affected entities

None at this time

Other information for review

None at this time

TMRPA Staff Notes

None at this time

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [TMRPA Maps and GIS Data](#) at www.tmrpa.org.